



11 MEADOW WALK, BOURNE END
PRICE: £525,000 FREEHOLD

am ANDREW
MILSON

**11 MEADOW WALK
BOURNE END
BUCKS SL8 5TP**

PRICE: £525,000 FREEHOLD

A spacious three-bedroom semi-detached family home situated at the end of a popular cul-de-sac walking distance of Bourne End village centre and amenities.

PRIVATE REAR GARDEN:

THREE BEDROOMS:

FAMILY BATHROOM: SEPARATE WC:

ENTRANCE HALL:

LIVING ROOM: DINING ROOM:

KITCHEN: AMPLE DRIVEWAY PARKING:

GAS CENTRAL HEATING TO RADIATORS:

DOUBLE GLAZING: NO ONWARD CHAIN:

SCOPE FOR EXTENSION STPP.

TO BE SOLD: Offered to the market for the first time since 1975 is this three-bedroom semi-detached home in need of modernisation with plenty of scope to extend subject to relevant permissions. The property is offered for sale with the benefit of having no onward chain and is situated on a popular residential cul-de-sac which is within walking distance of Bourne End village centre and amenities. Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Glazed front door and side panels to **ENTRANCE PORCH** with internal glazed door to

ENTRANCE HALL stairs to first floor with understairs cupboard, radiator, doors to;



LIVING ROOM with bay fronted double glazed windows, feature fireplace, radiator, opening to;



DINING ROOM and double-glazed sliding doors out to the garden, serving hatch, radiator.



KITCHEN with a range of wall and base wooden units with worktop over, gas hob with extractor over and electric oven under, one and a half bowl sink, integrated fridge, freezer and dishwasher, washing machine, serving hatch, door to garden, double glazed picture window, tile floors and part tiled walls.

FIRST FLOOR LANDING with access to the loft.



BEDROOM ONE a front facing room with build in wardrobes, double glazed windows with radiator under.



BEDROOM TWO a rear facing room with double glazed windows to rear with radiator under, wash hand basin.

BEDROOM THREE a front facing room with double glazed windows and radiator under.



BATHROOM a suite of panel bath with shower attachment, pedestal wash basin, double glazed frosted window, cupboard housing hot water tank.

SEPARATE WC with level w.c and double glazed, frosted window.
OUTSIDE



TO THE FRONT is a block paved driveway providing off street parking for several cars and an area laid to lawn.



TO THE REAR is the west facing private garden with a paved seating area adjacent to the rear of the property, an area of lawn with mature shrubs surround, a paved side return with access to the shed

BOU159 EPC BAND: D

COUNCIL TAX BAND: E

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

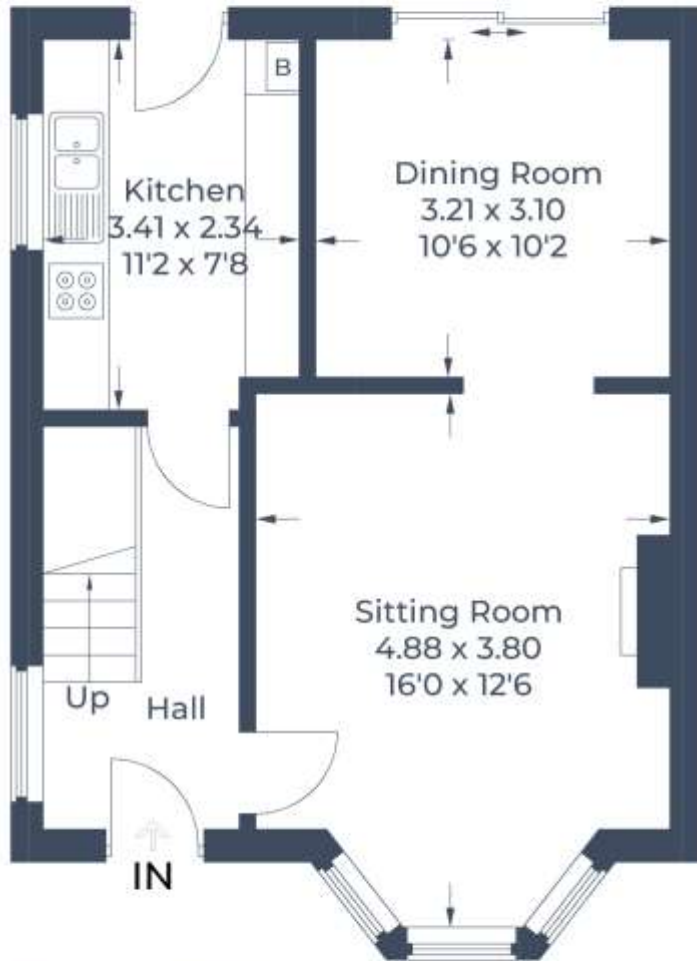
DIRECTIONS: from our Bourne End office in The Parade turn left and proceed through the village taking the first available right into Blind Lane. Continue up the hill taking the next available left into Greenside. Take the first left into Meadow Walk and the property will be found at the end of the cul-de-sac

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

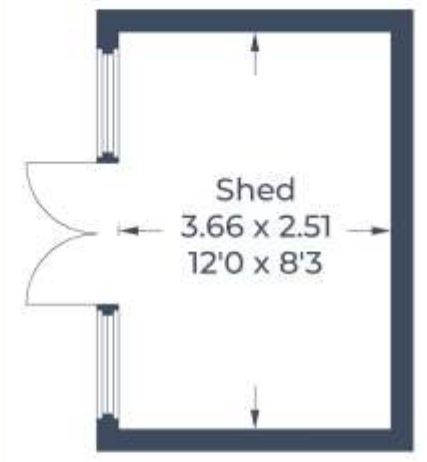
Approximate Gross Internal Area
Ground Floor = 43.9 sq m / 472 sq ft
First Floor = 41.7 sq m / 449 sq ft
Shed = 9.1 sq m / 98 sq ft
Total = 94.7 sq m / 1019 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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