



KILNDALE, MARLOW ROAD, BOURNE END
PRICE: £635,000 FREEHOLD

am ANDREW
MILSOM

**KILNDALE
MARLOW ROAD
BOURNE END
BUCKS SL8 5NL**

PRICE: £635,000 FREEHOLD

A spacious detached bungalow set in a 60ft wide plot within walking distance of Bourne End village centre.

**FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM:
LIVING/DINING ROOM:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING FOR MULTIPLE
CARS: SCOPE TO EXTEND STPP**

TO BE SOLD: this detached bungalow is offered for sale with the benefit of no onward chain. The property is situated within a level walk of Bourne End Village and the river and is sitting on a plot size of 93ft by 64ft with plenty of scope for extending subject to the relevant permissions. The accommodation comprises three bedrooms, family bathroom, kitchen and a living/dining room. There are front and rear gardens with the rear garden benefiting from a large garage/workshop. Bourne End village centre is a short walk away which has a comprehensive range of shopping facilities for day to day needs, doctor's 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:

Part glazed door to **ENTRANCE HALL** radiator, airing cupboard.



LIVING/DINING ROOM an L-shaped room with large, double-glazed windows to the front with radiators under, exposed brick feature fireplace, double glazed sliding doors to the garden, tv aerial point.



KITCHEN with a range of fitted wall and base units comprising cupboards and housing the electric ovens with gas hob and extractor fan over, stainless steel sink unit, space and plumbing for washing machine and fridge. Double glazed window overlooking the garden, built in storage cupboards with one housing the boiler.



BATHROOM a suite comprising panelled bath with shower over, pedestal basin, low level wc, frosted double glazed window, tiled walls.



BEDROOM ONE a front aspect room with double glazed bay window with radiator under and built in wardrobes with cupboards over.



BEDROOM THREE a side aspect room with double glazed window with radiator under and built in wardrobes.



BEDROOM TWO A rear aspect room with double glazed windows and radiator under, triple wardrobe with sliding doors.

OUTSIDE



TO THE REAR is a level garden, mainly laid to lawn with a paved seating area. Large timber framed garage/workshop with power and light, greenhouse, timber fence surround. There is a large side return to the property offering plenty of space for extension if needed.

TO THE FRONT there is a paved driveway leading up to the garage with gravelled areas offering more parking spaces. The rest is laid to lawn with a brick wall to the front.

Ref: BOU158 EPC BAND: D

COUNCIL TAX BAND: F

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or **bourneend@andrewmilsom.co.uk**

DIRECTIONS: using the postcode SL8 5NL and heading out of Bourne End Village, the property can be found on your right hand side.

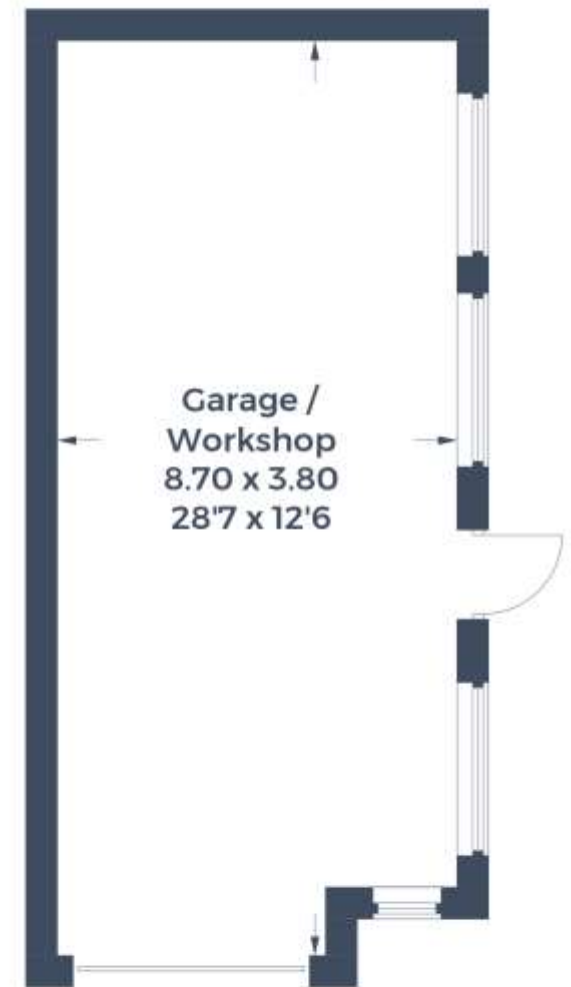
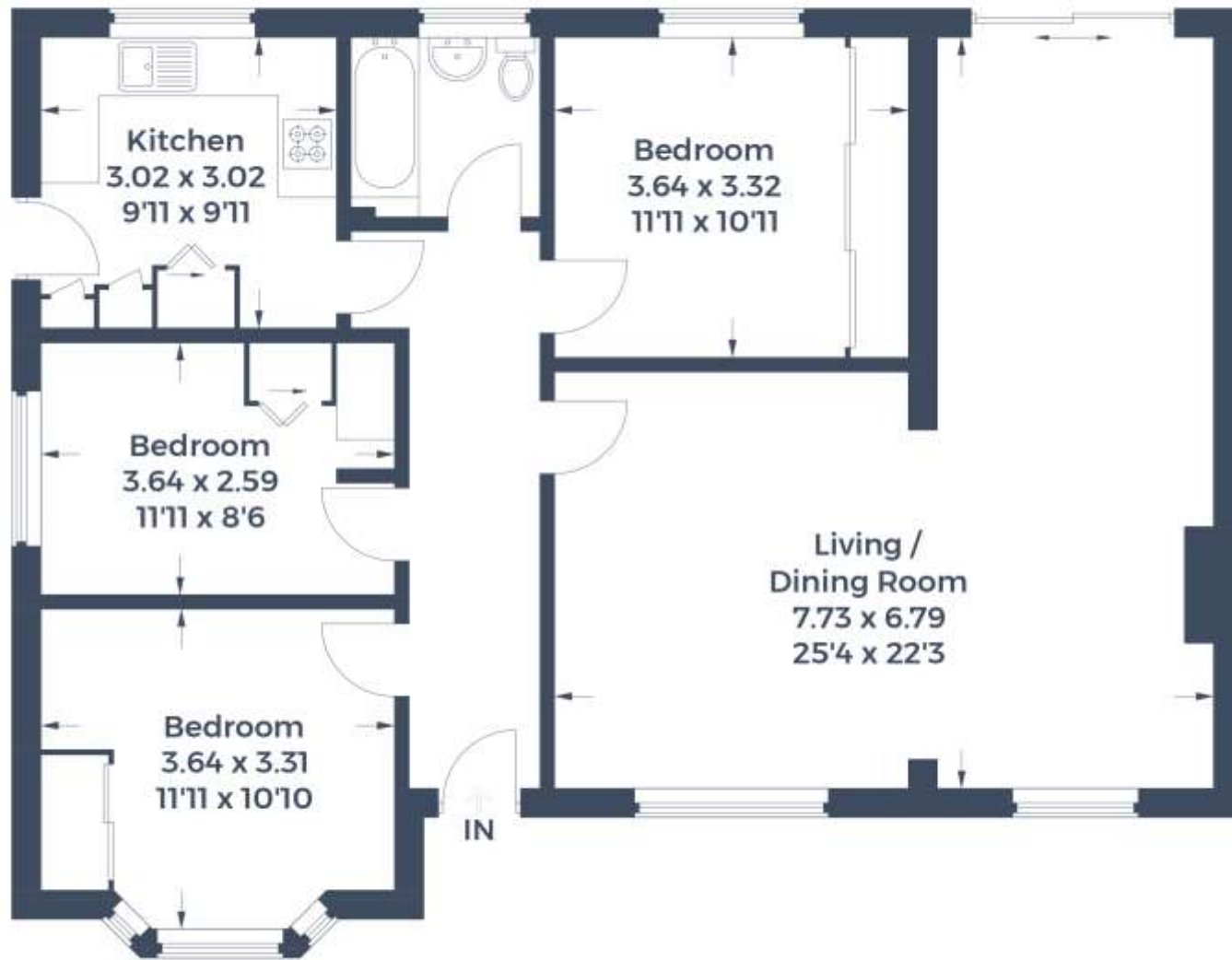
MONEY LAUNDERING REGULATIONS:

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area = 98.9 sq m / 1,065 sq ft
Garage / Workshop = 32.6 sq m / 351 sq ft
Total = 131.5 sq m / 1,416 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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