



**MILLSTREAM, RECREATION ROAD, BOURNE END**  
**PRICE: £835,000 FREEHOLD**



**MILLSTREAM  
RECREATION ROAD  
BOURNE END  
BUCKS SL8 5AD**

**PRICE: £835,000 FREEHOLD**

A well-presented four bedroom detached home situated in this private and popular setting within level walking distance of the village centre.

**PRIVATE REAR GARDEN:  
MAIN BEDROOM WITH ENSUITE SHOWER  
ROOM: THREE FURTHER BEDROOMS:  
FAMILY BATHROOM: ENTRANCE HALL:  
CLOAKROOM: KITCHEN/BREAKFAST  
ROOM :LIVING ROOM: DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
DRIVEWAY PARKING FOR TWO CARS:  
NO ONWARD CHAIN.**

**TO BE SOLD:** an attractive detached home that is being offered to the market with no onward chain and benefits from spacious accommodation worthy of an internal inspection. This property is situated in a private road where there is access to parkland close by. Further features include a kitchen/breakfast room which spans with width of the house, a further living room to the back, main bedroom with ensuite shower room, driveway parking for two cars and a cleverly designed landscaped rear garden. Bourne End village centre 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 will ultimately connect to Crossrail. 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 front door to **ENTRANCE HALL** with wooden flooring and stairs to First Floor with understairs cupboard, door to

**CLOAKROOM** white suite comprising low level w.c., wooden floor, wash hand basin.



**KITCHEN/BREAKFAST ROOM** a double aspect room with wall and base units comprising cupboards and shelving with worktop over, space and plumbing for washing machine, dishwasher and oven with extractor fan over, stainless steel sink unit with mixer taps, tiled splashback, breakfast bar and space for dining table, tiled flooring, double glazed windows to front and side with radiators under.



**SITTING ROOM** a rear facing room with double glazed windows overlooking the garden and patio door, tv aerial point, radiators.

**FIRST FLOOR**

**LANDING** stairs to Second Floor Landing, access to loft.



**BEDROOM ONE** a garden facing room with double glazed windows with radiator under, airing cupboard, door to:



**ENSUITE SHOWER ROOM** with tile and glazed shower cubicle, vanity unit with inset wash basin and low level w.c., tiled floor, heated towel rail, frosted double glazed window.



**BEDROOM TWO** a front aspect room with double glazed windows with radiator under



**BEDROOM THREE** a front aspect room with double glazed windows with radiator under



**BATHROOM** a three-piece white suite of panelled bath, low level wc, pedestal wash hand basin, radiator and frosted double glazed windows.

**BEDROOM FOUR** currently being used as a walk in wardrobe and previously a study with Velux windows and a radiator.

**OUTSIDE**

**TO THE FRONT** of the property there is **DRIVEWAY PARKING** for two cars and gated side access leading to



**THE REAR GARDEN** mostly laid to lawn with raised decking seating area.

**Ref: BOU161**

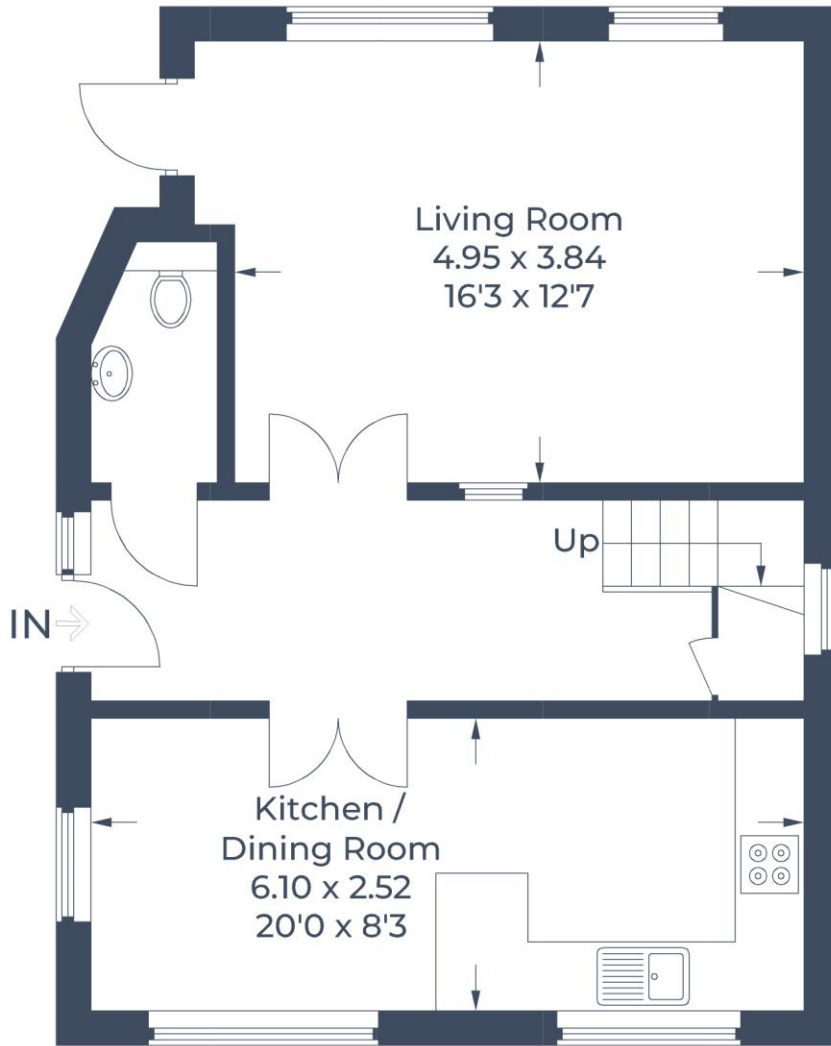
**EPC BAND: D**

**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

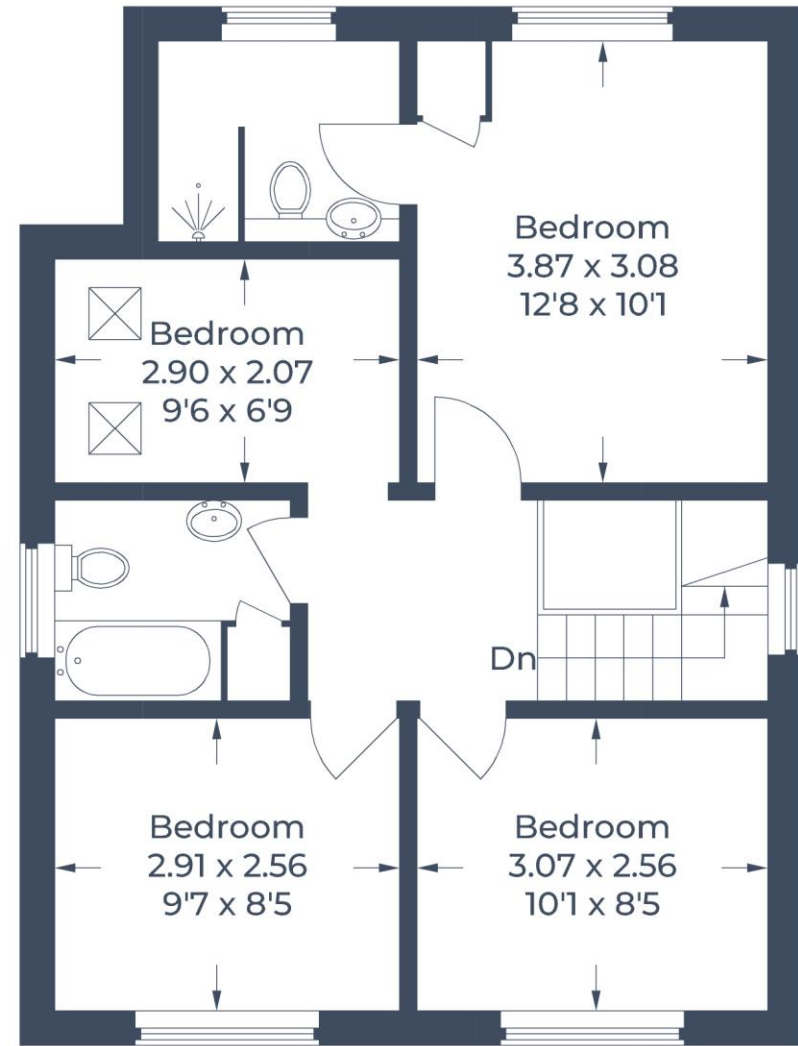
**DIRECTIONS:** using the postcode SL8 5AD the property is the first house on the left when you enter Recreation Road.

**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 = 50.9 sq m / 548 sq ft  
First Floor = 50.7 sq m / 546 sq ft  
Total = 101.6 sq m / 1,094 sq ft



**Ground Floor**



**First Floor**

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