



39 CHALKLANDS, BOURNE END
PRICE: £750,000 FREEHOLD

am ANDREW
MILSON

**39 CHALKLANDS
BOURNE END
BUCKS SL8 5TH**

PRICE: £750,000 FREEHOLD

A spacious five bedroom semi-detached family home situated in a popular and convenient location within walking distance of Bourne End village centre and amenities.

**LARGE PRIVATE REAR GARDEN:
FIVE BEDROOMS: SHOWER ROOM:
BATHROOM: ENTRANCE HALL:
THROUGH LIVING/DINING ROOM:
L-SHAPE KITCHEN/BREAKFAST ROOM:
GARAGE: AMPLE DRIVEWAY PARKING:
GAS CENTRAL HEATING TO RADIATORS:
ALUMINIUM DOUBLE GLAZING:
POPULAR LOCATION**

TO BE SOLD: this bay fronted 1930's semi-detached home has been substantially enlarged and extended to create what is now a spacious five bedroom property. The property benefits from having four double bedrooms and one further single bedroom, separate shower and bathrooms through living/dining room, an extended spacious kitchen/breakfast room, private level rear garden and further scope to remodel throughout. The property is situated on a popular residential road 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:

COVERED ENTRANCE PORCH with tiled flooring to wooden front door.

ENTRANCE HALL stairs to First Floor Landing with storage under, radiator.



LIVING/DINING ROOM double glazed bay window to front, inset gas fire, radiator, television aerial point, picture window overlooking the garden.



KITCHEN/BREAKFAST ROOM fitted with a range of wall and base units, wall mounted boiler, space and plumbing for washing machine and dishwasher, two separate sink units, salad drainer, space for gas five ring Britannia range, part tiled walls and Marmoleum floor, radiator, double glazed windows to side and rear, double glazed door opening onto rear garden and picture window.

FIRST FLOOR

LANDING access into loft space, airing cupboard.



BEDROOM ONE double glazed window to front, radiator, fitted wardrobes.



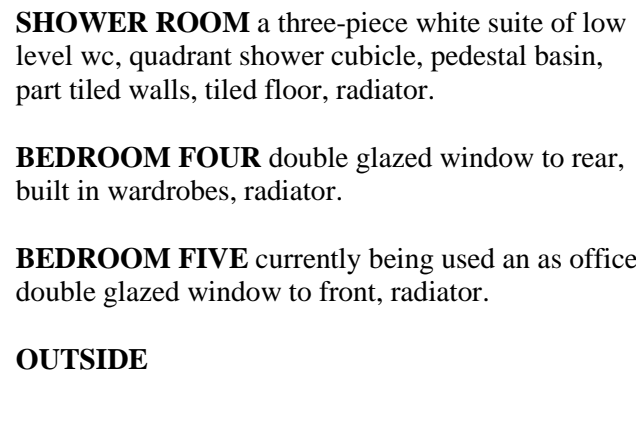
BEDROOM TWO double glazed window to rear, radiator.



BEDROOM THREE double glazed window to front, built in wardrobes, radiator.



FAMILY BATHROOM suite comprising of panel bath with mixer taps and shower attachment, low level w.c., pedestal hand wash basin, heated towel rail, part tiled walls and tiled floor, double glazed frosted window.



SHOWER ROOM a three-piece white suite of low level wc, quadrant shower cubicle, pedestal basin, part tiled walls, tiled floor, radiator.

BEDROOM FOUR double glazed window to rear, built in wardrobes, radiator.

BEDROOM FIVE currently being used as an office, double glazed window to front, radiator.

OUTSIDE



TO THE REAR is a mature garden mainly laid to lawn with paved patio area to the rear of the property and well stocked borders and beds with mature shrubs, pond, timber fence panel and mature hedge surround and gated side access.

TO THE FRONT is a gravel driveway providing off street parking for several cars and an area laid to lawn with mature shrub borders and beds.

EPC BAND: D

COUNCIL TAX BAND: F

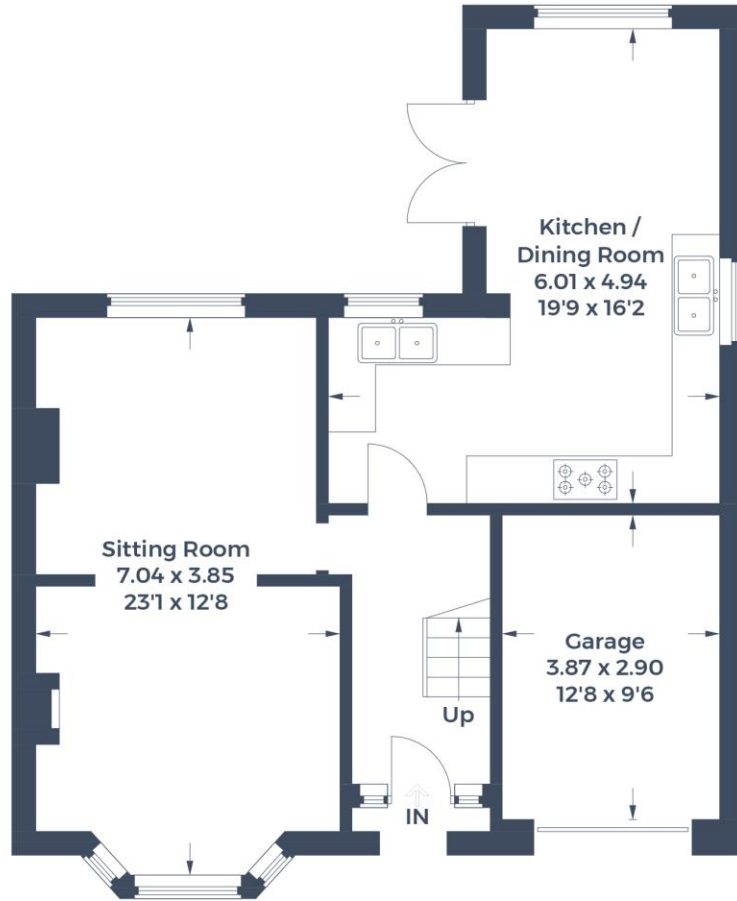
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode SL8 5TH the property can be found coming down the hill on your right hand side.

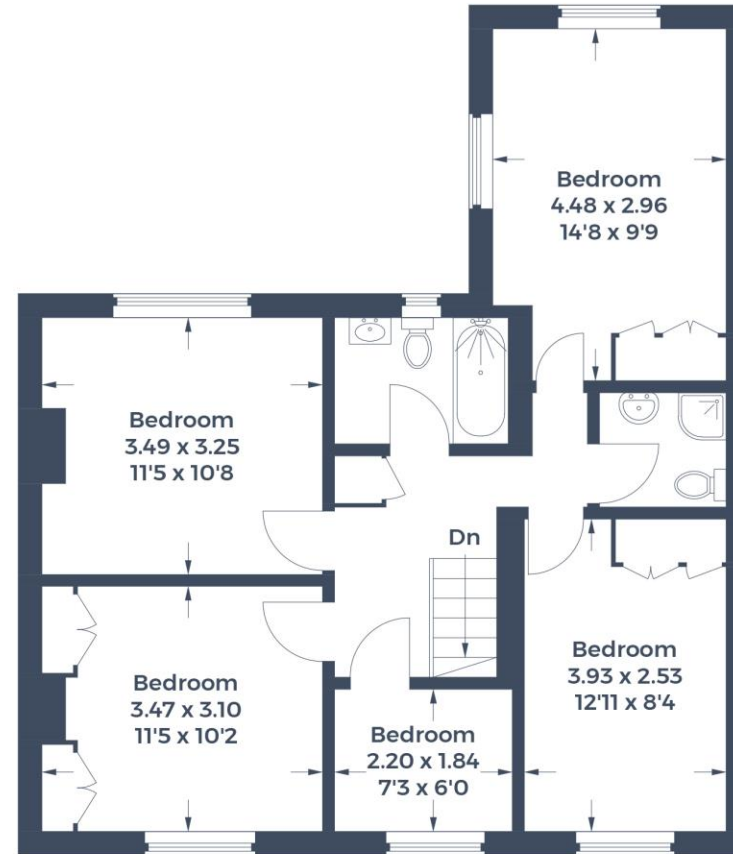
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area
Ground Floor = 55.3 sq m / 595 sq ft
First Floor = 67.0 sq m / 721 sq ft
Garage = 10.8 sq m / 116 sq ft
Total = 133.1 sq m / 1,432 sq ft



Ground Floor



First Floor

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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