



ELM TREE COTTAGE, BOURNE END
PRICE: £925,000 FREEHOLD



**ELM TREE COTTAGE
ELM LANE
WELL END
BOURNE END
BUCKS SL8 5PG**

PRICE: £925,000 FREEHOLD

Situated in this popular residential setting on the edge of the village, a recently improved and extended three bedroom chalet style detached home providing well planned light and airy living accommodation worthy of an internal inspection.

PRIVATE LOW MAINTENANCE REAR GARDEN: MAIN BEDROOM WITH ENSUITE BATHROOM: TWO FURTHER DOUBLE BEDROOMS: REFITTED SHOWER ROOM: ENTRANCE LOBBY: ENTRANCE HALL: CLOAKROOM: LIVING ROOM WITH LOG BURNER: DINING ROOM: REFITTED KITCHEN/BREAKFAST ROOM: GARAGE: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING.

TO BE SOLD: an attractive three bedroom chalet style detached home situated in this pleasant and private setting approximately a quarter of a mile from Bourne End village centre. Elm Tree Cottage has been recently extended to the first floor and now benefits from well-planned living accommodation including a main bedroom with ensuite bathroom, two further double bedrooms, newly fitted kitchen/breakfast room, ample driveway parking and a private low maintenance rear garden. 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:

Front door leading to **ENTRANCE LOBBY** with glazed doors to

ENTRANCE HALL Moduleo flooring, stairs to First Floor Landing, cloaks cupboard, radiator.

CLOAKROOM white suite comprising low level w.c., suspended wash hand basin, double glazed frosted window, heated towel rail, Moduleo flooring.



LIVING ROOM dual aspect room with double glazed windows and doors to garden, feature fireplace with inset cast iron log burner, television aerial point, radiators.



DINING ROOM front aspect room with double glazed bay window, shelved storage cupboard, radiator, Moduleo flooring.



KITCHEN/BREAKFAST ROOM newly fitted with a range of Shaker style floor and wall units, wooden work surfaces, central island with drawers under, Neff ceramic hob with extractor fan over and pan drawers below, tall cupboard housing oven and grill, integrated dishwasher, one and a half bowl sink unit, under unit lighting, space for American style fridge freezer, vertical radiator, tiled floor, doors to garden.

FIRST FLOOR

LANDING airing cupboard.



BEDROOM ONE dual aspect room with double glazed window and additional Velux window to front with electrically operated blind, range of built in wardrobes, eaves storage, radiator. Door to



ENSUITE BATHROOM free standing bath, vanity wash hand basin, low level w.c., separate tile and glazed shower cubicle, tiled floor, partly tiled walls, double glazed frosted window, heated towel rail.

BEDROOM TWO rear aspect room with double glazed window, built in wardrobes, eaves storage, radiator.

BEDROOM THREE front aspect room with double glazed window, eaves storage, radiator.

SHOWER ROOM refitted suite comprising double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, tiled floor, double glazed frosted window.

OUTSIDE

TO THE FRONT of the property is a good sized driveway providing ample off road parking and gated side access leading to



THE REAR GARDEN which offers a high degree of privacy and is predominantly paved with raised flower and shrub borders with inset remote-controlled lighting and additional garden lighting and a mature Magnolia tree.

GARAGE roller door, wall mounted central heating boiler, space and plumbing for washing machine, light and power.

REF: BOU169 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 5PG** Elm Tree Cottage can be found, after a short distance, on the 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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
 Ground Floor = 90.8 sq m / 977 sq ft
 First Floor = 79.5 sq m / 856 sq ft
 Total = 170.3 sq m / 1,833 sq ft
 (Including Garage / Eaves)



 = Reduced headroom below 1.5m / 5'0"

