



ADELAIDE, WHARF LANE, BOURNE END
PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSOM

**ADELAIDE
WHARF LANE
BOURNE END
BUCKS SL8 5RU**

PRICE: £1,150,000 FREEHOLD

An attractive Victorian five bedroom family home situated in the heart of the village and within a short stroll of a picturesque stretch of the River Thames.

**PRIVATE REAR GARDEN:
FIVE BEDROOMS: TWO BATHROOMS:
LIVING ROOM: DINING ROOM:
DOWNSTAIRS WC: KITCHEN/BREAKFAST
ROOM: DRIVEWAY PARKING:
SASH WINDOWS: ORINGIAL FIREPLACES:
NEW BOILER:
WALKING DISTANCE TO RIVER AND SHOPS**

TO BE SOLD: An elegant Victorian three storey semi-detached family home having been sympathetically improved over time providing good sized living accommodation with many period features including open fireplaces, stripped wooden flooring, high ceilings and sash windows. Adelaide is situated in a very popular setting which is within a short stroll of the village centre, River Thames and railway station which provides links to the Elizabeth line via Maidenhead. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery, post office and schooling in the area is highly regarded. The nearby Marlow Bypass enables access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

ORIGINAL FRONT DOOR with inset stained glass to:

ENTRANCE HALL: With stripped wooden flooring, stairs to first floor landing with storage cupboard under, ornate ceiling arch, radiator.



SITTING ROOM: A front aspect room with large bay window, cast iron fireplace with marble surround, stripped wooden flooring, radiator, television aerial point.



DINING ROOM: A dual aspect room with sash windows, cast iron fireplace, stripped wooden flooring, radiator.

CLOAKROOM: Suite comprising low level w.c., wash hand basin, sash window, heated towel rail, wooden flooring.



KITCHEN/DINER: Kitchen Area: Fitted with a matching range of floor and wall units, wooden work surfaces, inset butler sink, recessed chimney breast providing space for gas or electric cooker, space for fridge/freezer, space and plumbing for dishwasher and washing machine, stripped wooden flooring. Wide opening to:



Dining Area: With double doors to garden, partly vaulted ceiling with Velux windows, stripped wooden flooring, door to side porch.

FIRST FLOOR

LANDING: Access to loft space, shelved storage cupboard and stairs to second floor landing.



BEDROOM ONE: A front aspect room with bay window, cast iron fireplace, stripped wooden flooring, built in wardrobes, radiator.



BEDROOM TWO: A dual aspect room with sash window, cast iron fireplace, radiator.

BEDROOM THREE: A rear aspect room with sash windows, stripped wooden flooring, cast iron fireplace, radiator.

BEDROOM FOUR: A front aspect room with sash window, stripped wooden flooring, radiator.



FAMILY BATHROOM: White suite comprising slipper panel bath with mixer and shower attachment, vanity wash hand basin, sash window, heated towel rail.

SEPARATE SHOWER ROOM: Comprising, wash hand basin and enclosed shower cubicle

SECOND FLOOR LANDING with storage cupboards.



BEDROOM FIVE: A dual aspect room with Velux windows to the rear, radiator.

OUTSIDE

To the **FRONT** of the property there is driveway parking which continues down the side of the property which is shared with the neighbour, through to:



THE REAR GARDEN which has been thoughtfully landscaped and well stocked borders. Timber summerhouse and garden shed both with light and power.

REF: BOU165 EPC BAND: E
COUNCIL TAX BAND: G

VIEWING: Please contact our Boure End office
boureend@andrewmilsom.co.uk 01628 531222

DIRECTIONS: Using the postcode SL8 5RU, entering the road from the parade, the property can be found on the right hand side.

Approximate Gross Internal Area
 Ground Floor = 88.9 sq m / 957 sq ft
 First Floor = 77.8 sq m / 837 sq ft
 Second Floor = 31.2 sq m / 336 sq ft
 Summer House = 7.0 sq m / 75 sq ft
 Total = 204.9 sq m / 2,205 sq ft

