



8 RECREATION ROAD, BOURNE END
PRICE: £525,000 FREEHOLD

am ANDREW
MILSON

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

PRICE: £525,000 FREEHOLD

An attractive two bedroom Victorian semi-detached home that has been recently refurbished and considerably improved situated in this private and convenient setting.

**PRETTY REAR GARDEN: TWO BEDROOMS:
FIRST FLOOR SHOWER ROOM:
ENTRANCE HALL: SITTING ROOM:
DINING ROOM: KITCHEN:
REAR LOBBY: SASH WINDOWS:
GAS CENTRAL HEATING TO RADIATORS:
RECENTLY REWIRED AND RE-PLUMBED.
NO ONWARD CHAIN.**

TO BE SOLD: situated close to open parkland and within level walking distance of the village centre and railway station, a recently refurbished two bedroom Victorian semi-detached home offering a blend of traditional features and contemporary living accommodation worthy of an internal inspection. Bourne End village centre 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:

COVERED ENTRANCE PORCH with part glazed front door to

ENTRANCE HALL stairs to First Floor Landing, radiator.



SITTING ROOM front aspect room with sash bay window, cast iron fireplace with inset gas coal effect fire, radiator.



DINING ROOM rear aspect room with sash window, under stairs storage cupboard, cast iron fireplace, radiator and door to



KITCHEN recently refitted with a matching range of floor and wall units, ample work surface space with inset ceramic hob with oven below and extractor fan over, recess for fridge, single drainer single bowl sink unit, rear aspect sash window and door to

REAR LOBBY double glazed doors to garden.

FIRST FLOOR

LANDING access to loft space.



BEDROOM ONE front aspect room with two sash windows, cast iron fireplace, two radiators.



BEDROOM TWO rear aspect room with sash window, cast iron fireplace and radiator.



SHOWER ROOM newly fitted white suite comprising double size tile and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted sash window, heated towel rail, cupboard housing central heating boiler.

OUTSIDE



TO THE REAR of the property is a well-kept area of garden where there is a concrete patio area leading to the remainder of the garden which is laid to Astroturf with well stocked flower and shrub borders, panel fence surround.

BOU1710125 EPC BAND: E

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL8 5AD** number 8 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.

allan@attfieldjamesfm.co.uk

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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 = 46.2 sq m / 497 sq ft
First Floor = 43.0 sq m / 463 sq ft
Total = 89.2 sq m / 960 sq ft

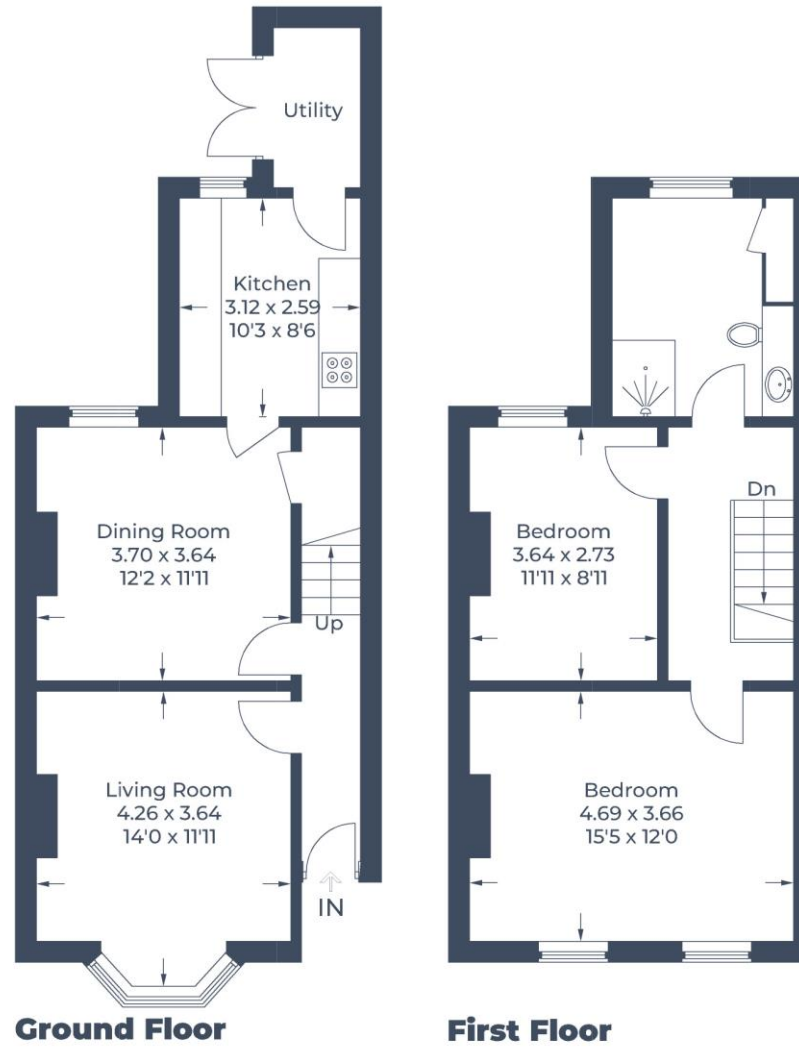


Illustration for identification purposes only,
measurements are approximate, not to scale.
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