



FRANK LUNNON CLOSE, BOURNE END
PRICE: £369,950 FREEHOLD

am ANDREW
MILSOM

**30 FRANK LUNNON CLOSE
BOURNE END
BUCKS SL8 5UP**

PRICE: £369,950 FREEHOLD

Situated in this peaceful setting with views across field, a two bedroom mid terrace home providing attractively presented living accommodation within a quarter of a mile of Bourne End village centre.

**SOUTH FACING REAR GARDEN
TWO BEDROOMS
BATHROOM WITH SHOWER
SITTING ROOM OPENING TO
MODERN KITCHEN/BREAKFAST ROOM
ELECTRIC HEATING
GARAGE IN NEARBY BLOCK
ALLOCATED PARKING FOR TWO
DOUBLE GLAZING
IDEAL FIRST TIME BUY**

TO BE SOLD In excellent modern condition, a two bedroom middle of terrace home situated in a tucked away setting with south facing private garden and attractive views over fields to front. Frank Lunnon Close is situated within a quarter of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and a picturesque stretch of the River Thames. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station.

ENTRANCE HALL with staircase to first floor, door to



SITTING ROOM a delightful living space with attractive wood effect flooring running through to the kitchen/breakfast room, window to front with view, opening to



KITCHEN/BREAKFAST ROOM Fitted with a modern range of shaker style units with granite worktops incorporating Franke dual bowl sink, space and plumbing for washing machine, space for fridge/freezer, Neff electric hob with electric oven below & extractor fan over, microwave recess, aspect to rear, door to garden.



FIRST FLOOR

LANDING with access to boarded loft space.



BEDROOM ONE a lovely front aspect room with views over fields, built-in cupboard and airing cupboard.

BEDROOM TWO a rear aspect single bedroom.



BATHROOM fully tiled with white suite comprising enclosed panelled bath with mixer tap, shower attachment & screen, wash basin with cupboard below, low level wc, heated towel rail, window.

OUTSIDE

To the **FRONT** there is a modest low maintenance area with path to front door & electric point.



To the **REAR** of the property there is a lovely private enclosed lawned garden with slate paved patio area, timber garden shed with light & power, rear access gate leads to parking for two cars.

GARAGE with up and over door in nearby block. Light & power and storage over.



BOU179 EPC BAND D

COUNCIL TAX BAND D

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

DIRECTIONS: using the postcode SL8 5UP turn left off the Cores End Road after quarter of a mile turn left into Frank Lunnon Close. Proceed to the end and number 30 will be found approached by a right hand walkway facing fields.

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 www.attfieldjamesfinancialmanagement.co.uk

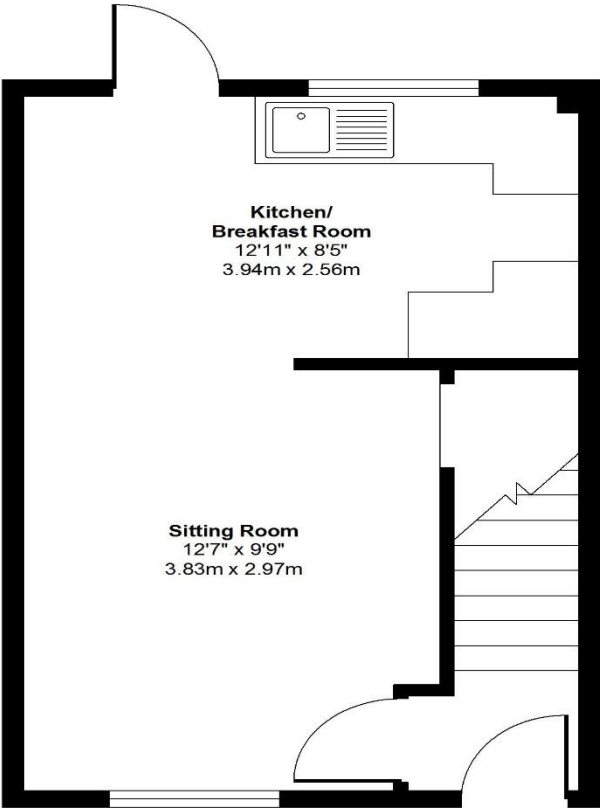
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

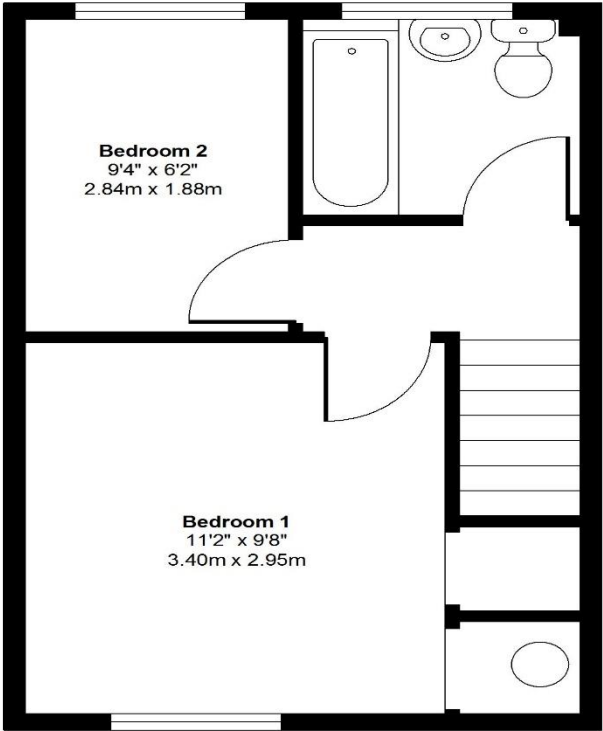
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

NOT TO SCALE

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Ground Floor
Approx 269 sq ft - 25 sq m
(gross internal)



First Floor
Approx 269 sq ft - 25 sq m
(gross internal)