



BRIDGESTONE DRIVE, BOURNE END
PRICE: £250,000 LEASEHOLD

am ANDREW
MILSOM

**23 BRIDGESTONE DRIVE
BOURNE END
BUCKS SL8 5XG**

PRICE: £250,000 LEASEHOLD

A well presented one bedroom first floor maisonette
benefitting situated in this popular and convenient
setting close to Bourne End village centre.

**LEVEL OPEN GARDEN TO FRONT
BEDROOM WITH BUILT-IN WARDROBE
MODERN BATHROOM
SPACIOUS LIVING/DINING ROOM
FITTED KITCHEN & DOUBLE GLAZING
ELECTRIC HEATING
RECENTLY RECARPETED
ALLOCATED PARKING
IDEAL FIRST PURCHASE OR
BUY TO LET INVESTMENT
NO ONWARD CHAIN**

TO BE SOLD Close to the village centre and rail station, a spacious one bedroom first floor maisonette with good size living/dining room with ornamental fireplace, modern kitchen with oven & hob, refitted bathroom, double glazing and allocated parking. Bridgestone Drive is located within a quarter of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and 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.

The accommodation comprises:

COVERED ENTRANCE PORCH with storage cupboard and front door to:

ENTRANCE LOBBY with staircase rising to first floor landing.

LANDING with airing cupboard, storage cupboard, access to loft space.



LIVING/DINING ROOM a bright front aspect room with two windows, ornamental fireplace, electric heater.



KITCHEN fitted with a range of matching floor and wall units, roll edge work surfaces, single drainer single bowl sink unit, electric hob with extractor fan over and oven below, tiled borders, space and plumbing for washing machine, space for fridge & freezer, window to rear.



DOUBLE BEDROOM a rear aspect room with built-in wardrobe, electric heater.



BATHROOM with suite comprising shower cubicle with shower unit, pedestal wash hand basin, low level wc, tiled floor, heated towel rail.

OUTSIDE

There is a modest open area of lawn to the front of the property

PARKING There is one allocated parking space.

TENURE Leasehold. 999 years from 1980.

GROUND RENT None.

MAINTENANCE CHARGES None.

EPC BAND: C **REF: BOU 196**

COUNCIL TAX BAND C

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office in The Parade turn right and at the mini-roundabout turn left into Cores End Road. Continue for approximately quarter of a mile turning right into Millboard Road,

immediately left into Bridgestone Drive where the subject property can be found after a short distance on the left 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 and furnishings.

FINANCIAL SERVICES

Even if you are not buying or selling through us, **Attfield James Financial Management** can guide you through the mortgage maze. They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.

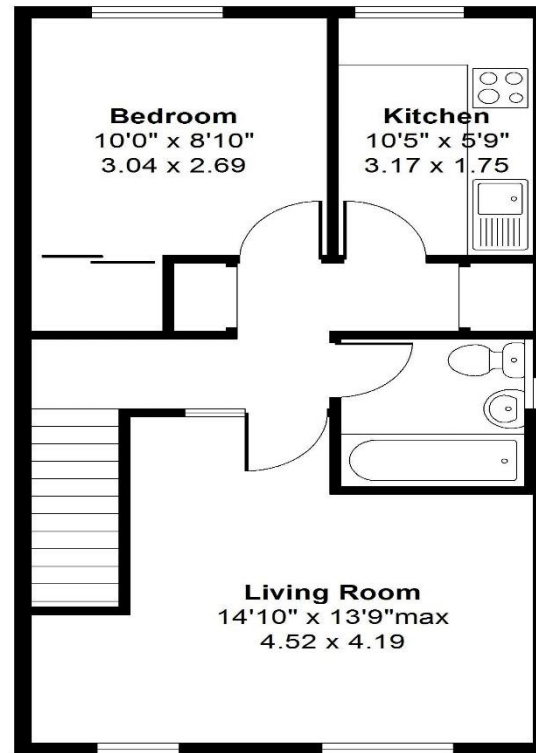
Your home is at risk if you do not maintain mortgage payments or a loan secured on it

LETTING AND MANAGEMENT

We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details

NOT TO SCALE

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Floor Area
Approx 459 sq ft - 43 sq m
(Gross Internal)