



THAMES CLOSE, BOURNE END
PRICE: £850,000 FREEHOLD

am ANDREW
MILSON

**2 THAMES CLOSE
BOURNE END
BUCKS SL8 5QJ**

PRICE: £850,000 FREEHOLD

A particularly well maintained and conveniently located four bedroom detached home in popular cul de sac within the heart of the village.

**FRONT & REAR GARDENS:
FOUR BEDROOMS – MAIN WITH ENSUITE:
SECOND BATHROOM:
ENTRANCE HALL: CLOAKROOM:
LIVING ROOM OPENING TO DINING ROOM
BOTH WITH FRENCH DOORS TO GARDEN:
KITCHEN/BREAKFAST ROOM: UTILITY
ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GARAGE: DRIVEWAY PARKING.
NO CHAIN
VIEWING RECOMMENDED.**

TO BE SOLD: a spacious four bedroom detached home which has been exceptionally well maintained by the current owner being situated in a convenient and popular residential setting within a few yards of Bourne End's parade of shops, the railway station and a picturesque stretch of the River Thames. The property offers well-proportioned accommodation to both ground and first floors which includes two main reception rooms accessing the garden and four good sized bedrooms served by two bathrooms including en suite to the Main bedroom. There is a secluded level garden with good sized patio and double garage with parking in front. Bourne End village centre 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 to

ENTRANCE HALL with turning stairs to first floor.

CLOAKROOM with wash hand basin, low level wc, window to front.



LIVING ROOM with working fireplace, wood effect Amtico flooring, aspect to front, French doors to garden terrace, double doors to



DINING ROOM with aspect to rear, double doors to garden terrace, door to kitchen/breakfast room.

KITCHEN/ BREAKFAST ROOM



Fitted with a range of solid wood fronted base and units with ample light work surfaces over with sink unit and tiled splashbacks, built in double electric oven with gas hob above and extractor over, integrated dishwasher, window to rear, wood effect Amtico flooring.

UTILITY ROOM with solid wood units, worktops, sink, space and plumbing for washing machine and space for tumble dryer, space fridge/freezer, door to garden.

FIRST FLOOR

LANDING with airing cupboard housing hot water tank.

BEDROOM ONE with aspect to front and full range of wardrobe cupboards, wood effect floor and door to



ENSUITE BATHROOM with enclosed shower cubicle with shower and wall mounted controls, bath, wash hand basin, low level wc, window to front.



BEDROOM TWO with window to rear, built in wardrobe, shelving and dressing area.

BEDROOM THREE with window to rear

BEDROOM FOUR with aspect to side.



FAMILY BATHROOM with suite comprising panel bath with mixer taps and wall mounted shower unit & screen, wash hand basin, low level wc, heated towel rail, side window.

OUTSIDE

TO THE FRONT is a driveway providing off street parking for two cars side by side in front of the **DOUBLE GARAGE**.



THE REAR GARDEN is a lovely secluded level garden with large paved terrace with attractive flower/shrub beds and seclusion provided by mature hedgerow.

DOUBLE GARAGE with power and light.

BOU 206 EPC BAND: C

COUNCIL TAX BAND: G

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

DIRECTIONS: from our Bourne End office in The Parade turn left and continue past the shops turning left into Oakfield Road and then right into Thames Close and number 2 will be found on the right hand side.

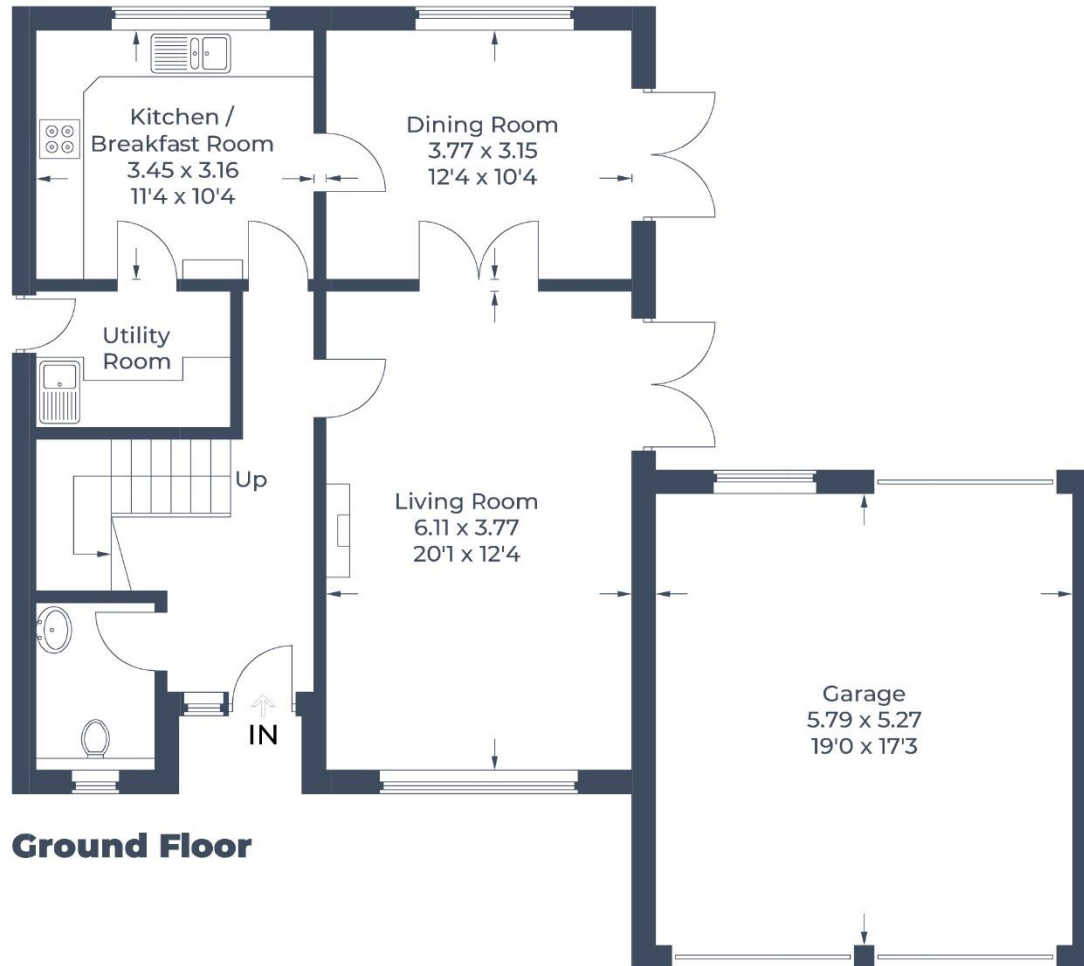
MONEY LAUNDERING REGULATIONS:

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.

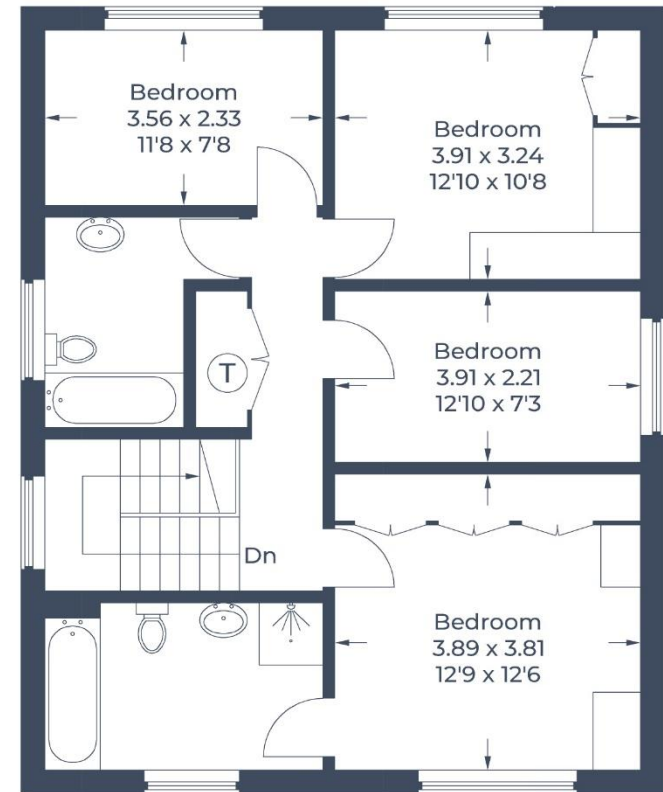
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area
Ground Floor = 69.8 sq m / 751 sq ft
First Floor = 71.2 sq m / 766 sq ft
Garage = 30.4 sq m / 327 sq ft
Total = 171.4 sq m / 1,844 sq ft



Ground Floor



First Floor



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

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