



60 BLIND LANE, BOURNE END
PRICE £510,000 FREEHOLD

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**60 BLIND LANE
BOURNE END
BUCKS SL8 5LA**

PRICE: £510,000 FREEHOLD

A well-positioned and maintained two-bedroom semi-detached bungalow with attractive gardens and garage within easy reach of the village amenities.

**DELIGHTFUL PRIVATE REAR GARDEN
TWO BEDROOMS: SHOWER ROOM
ENTRANCE HALL: LIVING/DINING
ROOM IN TWO LINKING AREAS
KITCHEN : GAS CENTRAL HEATING TO
RADIATORS: DOUBLE GLAZING
DRIVEWAY PARKING AND GARAGE
NO ONWARD CHAIN.**

TO BE SOLD: a well positioned and attractively presented two bedroom semi detached bungalow with generous sized main reception area in particular which opens onto the delightful rear garden. This property is within walking distance of Bourne End village centre which 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. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Side Entrance front door to:

ENTRANCE HALL with cloaks cupboard, access to loft space.



LIVING AREA a bright multi glazed and beamed room with aspect over and doors opening onto the rear garden.



DINING AREA with fireplace (not in use) housing Baxi back boiler, door to kitchen and opening to living room.



KITCHEN with a range light base and eye level units, with worktops which incorporate a dual bowl sink unit, gas hob with extractor over and double electric oven below, space and plumbing for washing machine, space for fridge/freezer, tiled floor, aspect to side, door to garden.





BEDROOM ONE with aspect to front, wardrobe cupboard, airing cupboard with tank.

BEDROOM TWO with aspect to front, shelved cupboard.



SHOWER ROOM fitted with double width enclosed shower, wash hand basin with cupboard below, low level wc, heated towel rail, window.

OUTSIDE



The **REAR** garden is a pleasant feature of the property featuring a good sized paved patio and level lawn secluded by mature bushes trees and hedgerow. Garden shed. Gated side access. There is a detached **GARAGE** with long brick pavior driveway providing off road parking with modest lawned **FRONT** garden behind mature bushes & hedging.

Ref: BOU 203 EPC BAND: C
COUNCIL TAX BAND: D



VIEWING: Please arrange to view with our **Bourne End office on 01628 522666.**

DIRECTIONS: from our Bourne End office in The Parade turn left and continue through the village taking the next turning right into Blind Lane. Number 60 will be found after a short drive in the service road on the right hand side opposite the local playground.

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.

LETTING AND MANAGEMENT: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
71.6 sq m / 771 sq ft
Outbuilding = 28.2 sq m / 303 sq ft
Total = 99.8 sq m / 1,074 sq ft

