



6 TREES ROAD, BOURNE END
GUIDE PRICE: OIE £465,000 FREEHOLD

am ANDREW
MILSOM

**6 TREES ROAD, BOURNE END,
BUCKS. SL8 5HF**

**PRICE: OIE £465,000
FREEHOLD**

A well presented two bedroom bungalow situated in this tucked away private setting a stroll from Bourne End village centre.

**SUNNY LOW MAINTENANCE GARDEN:
TWO DOUBLE BEDROOMS: MODERN
SHOWER ROOM : ENTRANCE LOBBY
LIVING ROOM: FITTED KITCHEN:
CONSERVATORY DOUBLE GLAZING: GAS
CENTRAL HEATING TO RADIATORS:
GARAGE
PARKING: NO CHAIN ABOVE**

TO BE SOLD: Situated in this convenient cul de sac setting, a considerably improved two bedroom end of terrace bungalow with garage and parking available within a short walk of the village centre which has a comprehensive range of amenities for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded. For the motor user there is access to the M4 and M40 motorways via the Marlow Bypass (A404) and Bourne End has a branch line railway station linking to London Paddington via Maidenhead.

The accommodation comprises: Part glazed replacement front door to:

ENTRANCE LOBBY with window to side, door to:



LIVING ROOM with aspect to front, doors to main bedroom and inner hall, wood laminate floor.

INNER HALL with storage cupboards, wood laminate floor, access to bedroom two (and conservatory), shower room and kitchen.



FITTED KITCHEN superbly recently refitted with a range of white floor and wall mounted units, ample granite work tops with sink unit, integrated double oven, hob & grill, fridge/freezer, dishwasher, space & plumbing for washing machine, wall mounted gas fired boiler, ceramic tiled floor, door to garden.



BEDROOM ONE a front aspect room with built in wardrobes.



BEDROOM TWO/DINING ROOM a rear aspect room with wood laminate floor and double doors opening to conservatory.

SHOWER ROOM with modern suite of shower cubicle with wall mounted controls, wash hand basin, low level wc, window to rear.



CONSERVATORY of brick based design with double doors to garden.

OUTSIDE

To the **FRONT** there is an open level lawned area with pathway to front door.

PARKING there is an area for residents to park

GARAGE – there is a single garage at the end of a neighbouring block.

REAR GARDEN there is a low maintenance mainly paved south facing rear garden with decking area.



NB there is a walkway close by offering a level shortcut route to the village centre.

Ref: BOU 209

EPC BAND D

COUNCIL TAX BAND D

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 $\frac{1}{4}$ of a mile turning left into Willows Road. Turn left again into Trees Road where the subject property can be found on the left hand side.

ANTI MONEY LAUNDERING REGULATIONS: (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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 = 66.5 sq m / 716 sq ft



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

© CJ Property Marketing Produced for Andrew Milsom