



**27B WEST RIDGE, BOURNE END**  
**PRICE: £875,000 FREEHOLD**

**am** ANDREW  
MILSOM



**27B WEST RIDGE  
BOURNE END  
BUCKS SL8 5BU**

**PRICE: £875,000 FREEHOLD**

A well designed three bedroom detached chalet bungalow in tucked away setting with southwest facing gardens in this peaceful sought after close with central Green

**SOUTH WEST FACING GARDENS  
FIRST FLOOR MASTER BEDROOM AND  
BATHROOM: TWO DOUBLE BEDROOMS  
AND SHOWER ROOM ON GROUND FLOOR  
ENTRANCE HALL WITH CLOAKROOM:  
KITCHEN/BREAKFAST ROOM: UTILITY  
LIVING/DINING ROOM WITH LOGBURNER  
GAS CENTRAL HEATING TO RADIATORS:  
AMPLE DRIVEWAY PARKING: SOME  
UPDATING REQUIRED  
WALKING DISTANCE OF VILLAGE  
CENTRE. NO ONWARD CHAIN.**

**TO BE SOLD:** An impressive three bedroom detached chalet bungalow of well thought out and spacious design and alluring secluded gardens to three sides including lovely large terrace and south westerly aspect. Whilst there is a need for some general updating, this is a rare opportunity for down sizers in particular to acquire a generously proportioned dwelling of principally ground floor accommodation. There is ample driveway parking to the front and various outbuildings for storage. Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's 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 balustrade staircase to first floor, storage cupboard.

**CLOAKROOM** with wash basin, low level wc, window.



**LIVING ROOM** a bright and airy double aspect room with doors to garden terrace, feature brick fireplace with wood store and log burner, space for living and dining.



**KITCHEN/BREAKFAST ROOM** with a range of wood fronted units comprising cupboards and drawers with worksurfaces over, integrated electric oven and dishwasher, four ring gas hob with extractor

fan over, sink unit, space for fridge/freezer, aspect to side and rear with doors to garden terrace.



**UTILITY ROOM** with storage cupboards, sink, wall mounted gas fired boiler, space and plumbing for washing machine and space for tumble dryer, tiled floor, door to side.

**BEDROOM TWO** dual aspect with built in wardrobe cupboards.

**BEDROOM THREE** aspect to side, built in wardrobe cupboards.



**SHOWER ROOM** a white suite of enclosed shower cubicle, wash hand basin with cupboard below, low level wc, bidet.



**FIRST FLOOR LANDING** with large airing cupboard



**BEDROOM ONE** with built in wardrobe cupboards, velux window, eaves storage cupboards, loft access.



**BATHROOM** a white suite comprising wood panelled bath, wash hand basin with cupboard below, low level wc, bidet, spacious walk in shower with screen.

## OUTSIDE

**TO THE FRONT** is a hedge enclosed shingle driveway with provision for ample parking with

wrought iron gate to side with pathway to utility door.



**THE REAR GARDEN** is an impressive feature being wide and lawned to both sides with a wealth of shrubs and plants, a substantial south west facing paved terrace and some useful storage outbuildings.



**BOU 213 EPC BAND: TBA**

**COUNCIL TAX BAND: F**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** using the postcode **SL8 5BU** enter West Ridge and the subject property will be found in the left hand corner.

## MONEY LAUNDERING REGULATIONS:

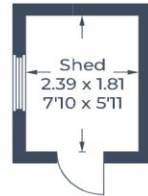
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a 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.

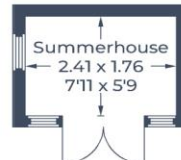
Approximate Gross Internal Area  
 Ground Floor = 115.4 sq m / 1,242 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Outbuilding = 20.3 sq m / 218 sq ft  
 Total = 181.5 sq m / 1,953 sq ft



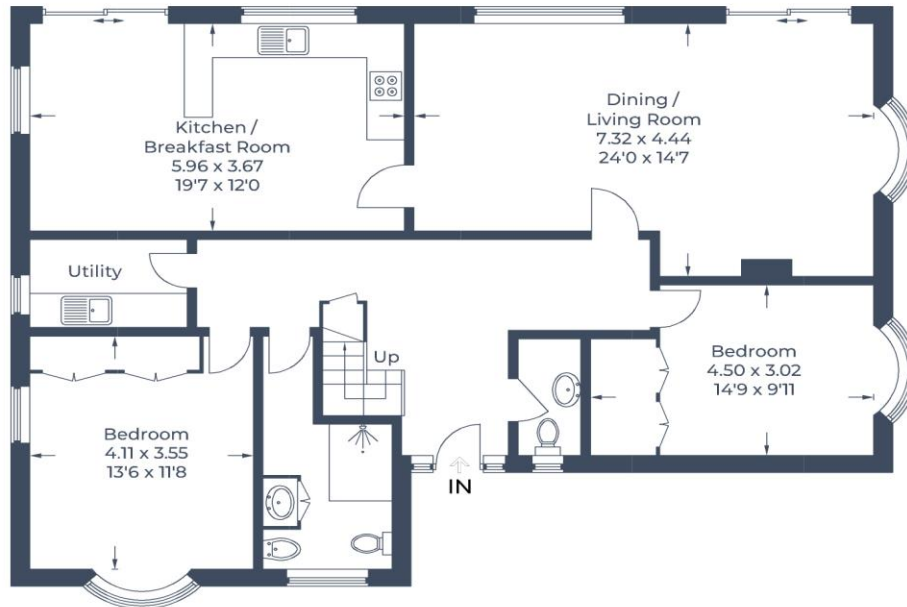
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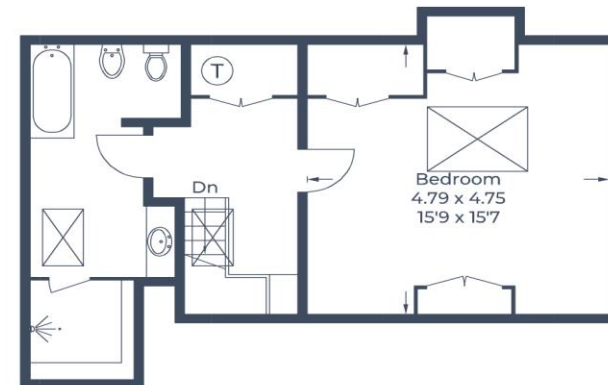
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Location / Orientation)



**Ground Floor**



**First Floor**

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