



YAFFLES, HARVEST HILL
GUIDE PRICE: £2,000,000 FREEHOLD

am ANDREW
MILSOM

**JAFFLES
HARVEST HILL
BOURNE END
SL8 5JJ**

PRICE GUIDE £2,000,000 FREEHOLD

A three bedroom detached home with double garage and splendid 0.722 acre plot offering potential for redevelopment for up to two substantial houses subject to planning. Enviably semi rural location within a short distance of Bourne End Village,

DEVELOPMENT OPPORTUNITY

**THREE BEDROOM DETACHED HOUSE
DETACHED DOUBLE GARAGE
NURSERY OUTBUILDINGS
0.722 ACRE GROUNDS**

TO BE SOLD Yaffles is a modest sized individual detached home built in the 1990's by the current owner on a large plot of 0.722 acre in this prestigious setting on Harvest Hill. We believe there may be potential to redevelop the land to accommodate two substantial detached family homes subject to getting planning consent.

Nearby Bourne End village 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 to Maidenhead main line station with fast services to Central London via the Elizabeth Line. The M4 and M40 motorways are easily accessible

The accommodation comprises:

ENTRANCE PORCH with front door to

ENTRANCE HALL with storage cupboard



LIVING/DINING ROOM of L shaped design with doors to front, fireplace, aspect to front and both sides.

STUDY with side window, built in cupboards



KITCHEN with aspect to side, range of base & eye level units & ample worktops with sink unit, gas hob, electric double oven, space and plumbing for dishwasher, door to

UTILITY ROOM with gas boiler, space & plumbing for washing machine, appliance space, door to side, door to

CLOAKROOM with low level wc and wash basin.

FIRST FLOOR LANDING of spacious design.



BEDROOM ONE a dual aspect room with shower cubicle, built in wardrobes.

BEDROOM TWO with built in wardrobe, aspect to side

BEDROOM THREE with aspect to side

BATHROOM with panelled bath with wall mounted shower, low level wc, wash hand basin with cupboard below, airing cupboard, window.

OUTSIDE

GROUND



A special feature of Yaffles are the **GARDENS** which surround the property and extend to just under ¾ acre being mainly lawned and especially well secluded with substantial nursery provision towards rear boundary.



There is a sizeable, private driveway with space for plenty of cars leading to a **DETACHED DOUBLE GARAGE** with loft room and store behind.

REF: BOU214 EPC Rating 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, continue along Cores End road towards the Cores End roundabout. Take the second exit and bear right right onto Hawks Hill. Harvest Hill is then aon the Left. Turn into Harvest Hill. Follow the road up until you reach Hambledon Place where the property can 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.



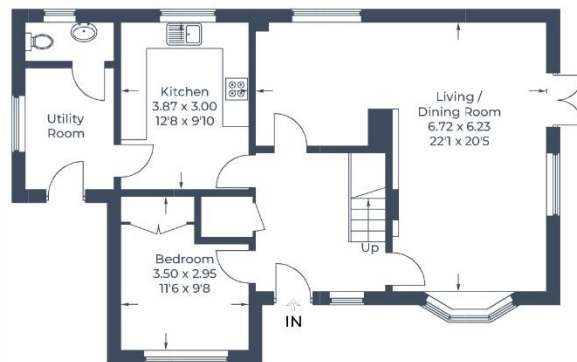
Approximate Gross Internal Area
 Ground Floor = 73.7 sq m / 793 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 (Excluding Void)
 Loft = 16.2 sq m / 174 sq ft
 Outbuildings = 189.4 sq m / 2039 sq ft
 Total = 341.1 sq m / 3,671 sq ft



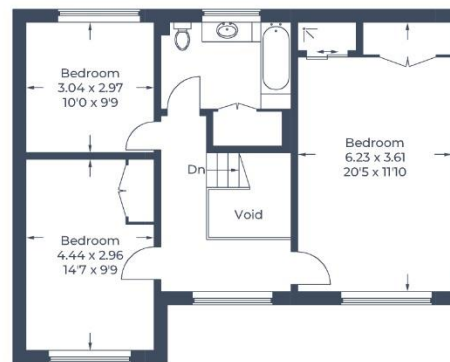
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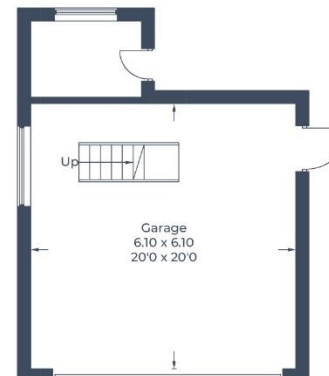
Loft



Ground Floor

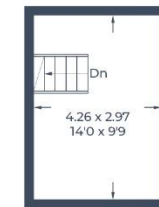


First Floor



(Not Shown In Actual
Location / Orientation)

Outbuilding - Ground Floor



Outbuilding - First Floor