



FIRBANK, MARLOW ROAD, BOURNE END
PRICE: £700,000 FREEHOLD

am ANDREW
MILSOM

**FIRBANK
MARLOW ROAD
BOURNE END
BUCKS SL8 5NL**

PRICE: £700,000 FREEHOLD

A 1950's built five bedroom semi detached home within walking distance of Bourne End village centre.

LOW MAINTENANCE-STYLE REAR GARDENS: FIVE BEDROOMS WITH ENSUITE TO MASTER & ENSUITE CLOAKROOM TO FIFTH BED ON SECOND FLOOR: LIVING/DINING ROOM: HEATED CONSERVATORY: KITCHEN/BREAKFAST ROOM: DINING ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: AMPLE DRIVEWAY PARKING

TO BE SOLD: This attractive and well maintained double fronted semi detached home has been extended to provide good sized family accommodation with the benefit of a low maintenance style garden and ample parking on its paved driveway. There are three excellent reception areas including the conservatory, served by a modern kitchen/breakfast room on the ground floor and five bedrooms over two floors including two en suites and a family bathroom. Viewing is recommended. Bourne End village centre is a short walk away 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 PORCH with door to **ENTRANCE HALL** with stairs to first floor.



LIVING ROOM a lovely spacious room with bay window to front, feature fireplace, wood effect flooring, double doors to



CONSERVATORY with double doors to garden.

KITCHEN/BREAKFAST ROOM with a range of base and eye level units, work tops with sink unit, breakfast bar, space for range cooker, space and plumbing for washing machine, further appliance space, door to garden and to dining/family room.



DINING/FAMILY ROOM with aspect to front.

FIRST FLOOR LANDING with stairs to second floor.

BEDROOM ONE a front to back suite with two windows and door to en suite shower room.



EN SUITE SHOWER ROOM fitted with storage cupboards and white suite featuring shower cubicle wash hand basin, low level wc, part tiled walls, window.

BEDROOM TWO a front aspect room with built in cupboard.



BEDROOM THREE a rear aspect room with built in cupboard.



BEDROOM FOUR a front aspect room with built in cupboard.

BATHROOM with part tiled suite of panelled bath with wall mounted shower over & screen, wash hand basin with cupboards below, low level wc.

SECOND FLOOR

BEDROOM FIVE a wide L shaped loft room with velux windows, storage cupboard and door to

EN SUITE CLOAKROOM with low level wc & wash basin.

OUTSIDE



TO THE REAR is a mostly paved and level garden for low maintenance featuring a decking area with balustrade, timber garden store, panelled fence enclosure.

TO THE FRONT there is a block paved driveway providing ample parking.

Ref: BOU211 EPC BAND D

COUNCIL TAX BAND F

VIEWING: Please contact us on **01628 522 666** or bourneend@andrewmilsom.co.uk

DIRECTIONS: using the postcode SL8 5NL and heading out of Bourne End Village, the property can be found on your right hand side.

MONEY LAUNDERING REGULATIONS:

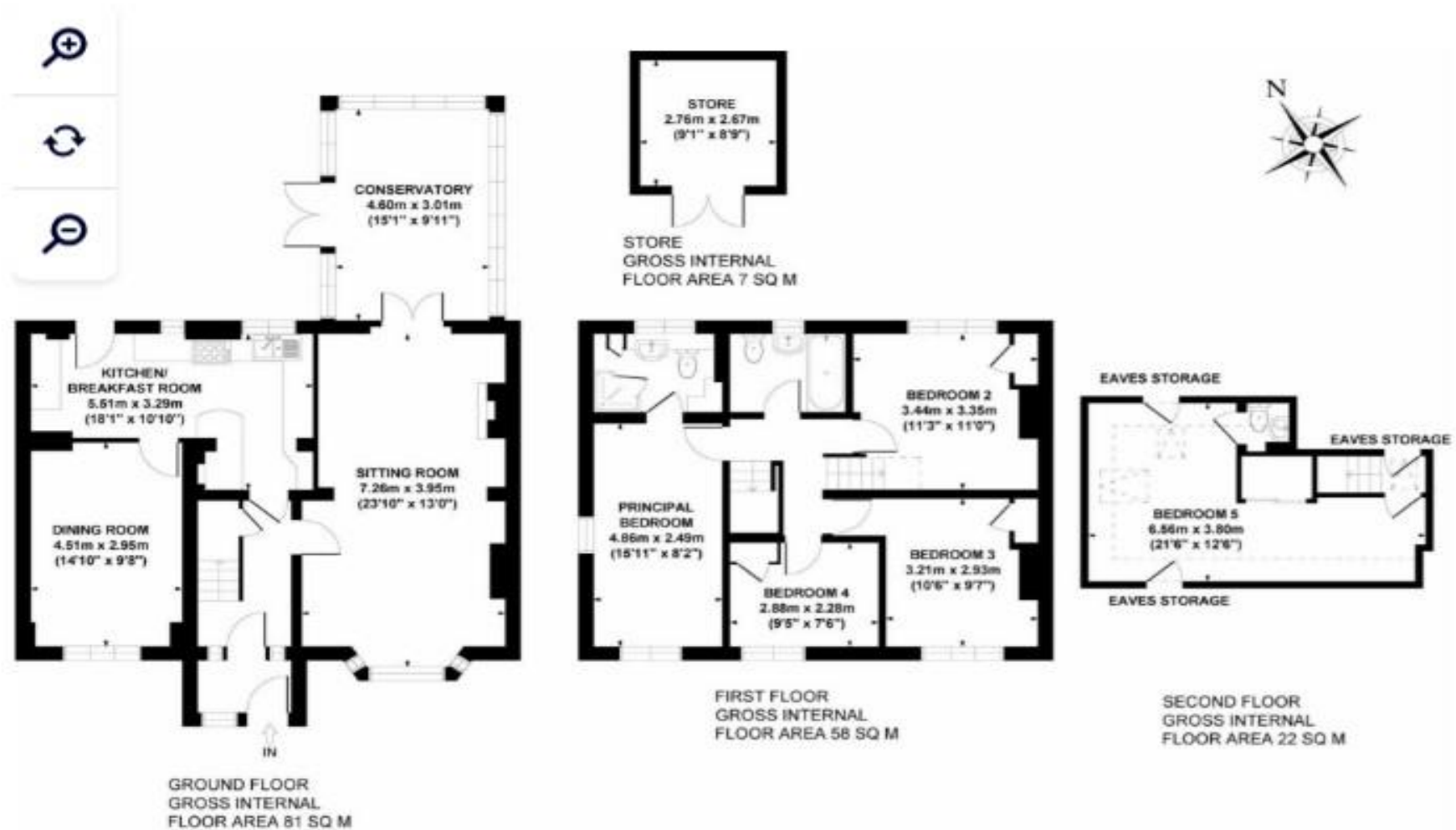
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Floorplan



FIRBANK, 8A, MARLOW ROAD, BOURNE END, BUCKINGHAMSHIRE, SL8 5NL
APPROX. GROSS INTERNAL FLOOR AREA 169 SQ M / 1823 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE