



37 BLIND LANE, BOURNE END
PRICE GUIDE: £845,000 FREEHOLD

am ANDREW
MILSON

**37 BLIND LANE
BOURNE END
BUCKS SL8 5TN**

PRICE GUIDE: £845,000 FREEHOLD

An attractive, well presented and deceptively spacious four/five bedroom detached family home in a sought after residential setting within walking distance of the village centre.

**PRIVATE SOUTH WEST FACING REAR GARDEN: MAIN BEDROOM WITH ENSUITE
SHOWER ROOM:
THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING/DINING ROOM:
CONSERVATORY: SITTING ROOM:
REFITTED KITCHEN: UTILITY ROOM:
GROUND FLOOR BEDROOM/FAMILY ROOM: AMPLE DRIVEWAY PARKING:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING.**

TO BE SOLD: The property has been extended and remodelled over time and offers flexible accommodation for a growing family as it is within catchment for Claytons Primary school and local Grammar schools.

Bourne End is a desirable Thameside village with thriving shops, cafes and pubs. The railway station provides links via Maidenhead, to central London on the Elizabeth Line. The M4 and M40 motorways are easily accessible via the A404 Marlow bypass at Maidenhead and High Wycombe respectively.

The larger Thameside town of Marlow is close by and the picturesque village of Cookham is a few minutes drive and a pleasant walk along the Thames path.

The accommodation comprises:

Front door to **ENTRANCE HALL** with parquet flooring, cloaks cupboard, stairs to First Floor Landing.

CLOAKROOM refitted suite comprising low level w.c., vanity wash hand basin, under stairs storage cupboard, double glazed frosted window, parquet flooring.



LIVING/DINING ROOM front aspect room with double glazed bay window, feature fireplace with tiled surround and inset cast iron log burner, parquet flooring, television aerial point, doors to

CONSERVATORY fully double glazed with doors to garden, laminated wood flooring.



SITTING ROOM front aspect room with double glazed bay window, parquet flooring.



KITCHEN/BREAKFAST ROOM recently refitted with a matching range of floor and wall units, granite effect work surfaces, one and a half bowl single drainer sink unit, gas hob with extractor fan over and oven below, space and plumbing for dishwasher, tiled floor, double glazed window and door to

UTILITY ROOM with matching floor and wall units, granite effect work surfaces, space and plumbing for washing machine and tumble dryer, door to garden, tiled floor and wall mounted central heating boiler.



GROUND FLOOR BEDROOM/FAMILY ROOM laminated wood flooring, front aspect double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE dual aspect room with double glazed windows, laminated wood flooring, eaves storage, mirror fronted wardrobe and door to

ENSUITE SHOWER ROOM double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., Velux window, heated towel rail.



BEDROOM TWO front aspect room with double glazed window and Velux window, eaves storage, laminated wood flooring.

BEDROOM THREE dual aspect room with double glazed windows, laminated wood flooring.

BEDROOM FOUR front aspect room with double glazed window, eaves storage, laminated wood flooring.



FAMILY BATHROOM refitted white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, Velux window, airing cupboard.

OUTSIDE

TO THE FRONT of the property is a good sized block paved driveway providing ample off road parking.



TO THE REAR is a private area of garden with full width paved patio area leading to the remainder of the garden which is predominantly laid to lawn with raised paved seating area with pergola over, two garden sheds.

Ref BOU172 EPC BAND: E COUNCIL TAX BAND: F

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **SL8 5TN** number 37 can be found driving up the hill on the left hand side.

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 = 99.1 sq m / 1,067 sq ft
 First Floor = 70.9 sq m / 763 sq ft
 Total = 170.0 sq m / 1,830 sq ft



 = Reduced headroom below 1.5m / 5'0"

