

9 RECREATION ROAD, BOURNE END
PRICE: £850,000 FREEHOLD

am ANDREW
MILSOM



**SEATON COTTAGE
9 RECREATION ROAD
BOURNE END
SL8 5AD**

PRICE: £850,000 FREEHOLD

A beautifully presented Victorian semi-detached home full of character situated in a quiet no through road with park

**GOOD SIZED REAR GARDEN WITH
OUTBUILDING : MASTER BEDROOM;
THREE FURTHER BEDROOMS MODERN
BATHROOM: LIVING ROOM: FAMILY
ROOM: KITCHEN & BREAKFAST AREA;
UTILITY & SHOWER ROOM: GAS CENTRAL
HEATING: DOUBLE GLAZING: PARKING
FOR TWO**

TO BE SOLD: Seaton Cottage is deceptively spacious Victorian property having been carefully extended to provide spacious family accommodation over three floors. In recent years the property has benefitted from several improvements which include bespoke built in wardrobes, new kitchen and appliances, bathrooms and an upgraded central heating system. The property benefits from two Vehicle spaces situated down this tucked away no through road leading to a delightful open parkland area. The village of Bourne end is a 10-minute walk away. Bourne End 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 railway station via Maidenhead to London Paddington and the Elizabeth Line. The nearby Marlow Bypass enables swift access to the M4 and M40 motorways. The accommodation comprises:

RECEPTION HALL and stairs to first floor, wood floor and carpet runner on stairs door into sitting room/study

LIVING ROOM an elegant and light filled room with front bay with log burner with fireplace surround, Display shelves and TV unit fitted into both recesses. Wood flooring, leading to ;



SITTING ROOM opened to both living room and kitchen area, makes for a perfect second reception or study area, with side and small front window, wooden flooring, leading to;



KITCHEN/BREAKFAST AREA fitted with shaker style units, island with Quartz worktops, Neff cooker, integrated Neff dishwasher, Modern splashback, induction hob, bifold doors with access to gardens, breakfast area hosts large table and bench/chair seating, opening to utility.



UTILITY ROOM & DOOR TO SHOWER ROOM . Utility hosts; cupboards, space and plumbing for double stacked washing machine/tumble dryer **door open to large Modern Tiled shower Cubicle, wc and sink**



FIRST FLOOR LANDING of spacious design leads to ;

BEDROOM ONE front aspect with two sash windows with range of bespoke painted built in wardrobe cupboards, carpet



BATHROOM with feature fireplace, fully tiled to shower bath area, modern suite comprising bath with wall mounted shower, modern basin, low level wc, tiled floor, Herringbone wooden floors , window.



BEDROOM TWO with two windows with views to back of property, wardrobe



BEDROOM THREE window with views to back of property

Stairs leading to 2nd floor leading

BEDROOM FOUR with velux windows situated on 2nd floor , includes storage to eaves

OUTSIDE

TO THE FRONT there are wrought iron railings above low brick wall and pathway to front door with additional pathway to side access to gardens

TO THE REAR

A garden office/gym sits to the left rear corner. Fully insulated throughout with double glazing, electricity supply, supporting underfloor heating, power sockets and switches. Beyond this and hidden out of site is a generous sized outbuilding offering plenty of useful storage space. the rear garden is a good size and pleasant feature of the property being secluded courtesy of mature trees and shrubs with generous lawn and two terraced areas. Gated side access leads to the front.

OUR REF: BOU208

EPC Rating D COUNCIL TAX BAND E



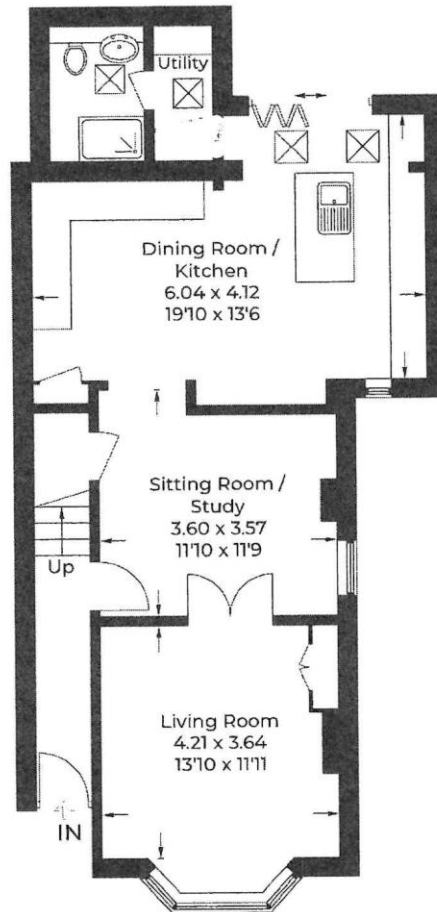
DIRECTIONS: using the postcode SL8 5AD this property can be found at the end on the right hand side.

VIEWING By Appointment by calling 01628 522666

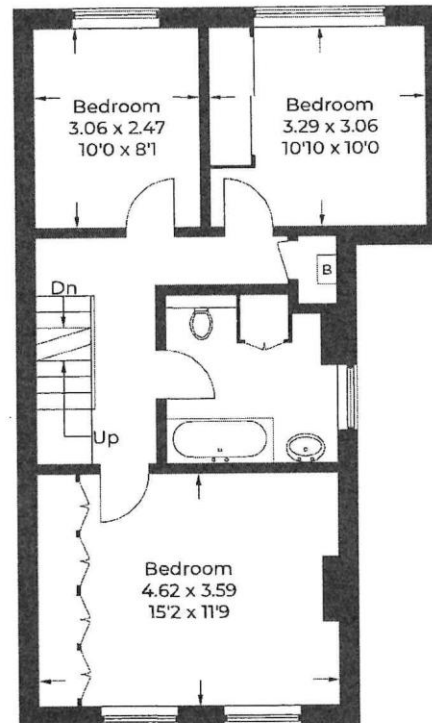
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

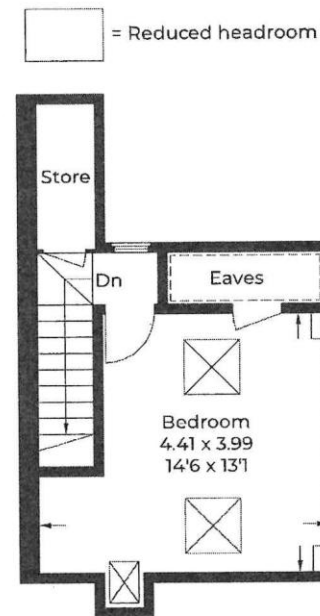
Approximate Gross Internal Area
 Ground Floor = 56.6 sq m / 609 sq ft
 First Floor = 53.2 sq m / 573 sq ft
 Second Floor = 24.2 sq m / 260 sq ft
 Outbuildings = 23.0 sq m / 247 sq ft
 Total = 157.0 sq m / 1,689 sq ft



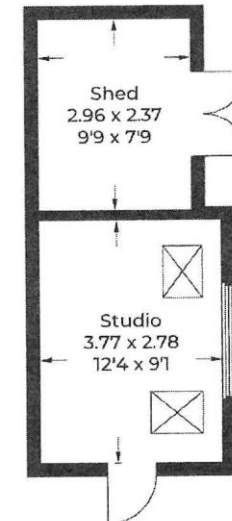
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

 = Reduced headroom below 1.5m / 5'0