



**14 GODDINGTON ROAD, BOURNE END**  
**PRICE: OFFERS IN EXCESS OF £665,000 FREEHOLD**

**am** ANDREW  
MILSOM



**14 GODDINGTON ROAD  
BOURNE END  
BUCKS SL8 5TT**

**PRICE: OIE £665,000 FREEHOLD**

A three bedroom detached house situated in this very popular residential setting, requiring some modernisation, within a quarter of a mile of Bourne End village centre.

**THREE BEDROOMS: FAMILY BATHROOM  
HALL: CLOAKROOM  
LARGE RECEPTION ROOM  
KITCHEN/BREAKFAST ROOM  
GENEROUS SIZED & SECLUDED REAR  
GARDEN: GARAGE & DRIVEWAY PARKING  
GAS CENTRAL HEATING TO RADIATORS  
WITH MODERN BOILER  
DOUBLE GLAZING  
NO CHAIN ABOVE**

**TO BE SOLD:** A light and airy three bedroom detached house with good sized rear garden situated in this highly regarded residential setting - requiring some modernisation - within a quarter of a mile of Bourne End village centre. The property has the benefit of immediate possession available and potential, we believe, to extend subject to planning consent. Early viewing is highly recommended. Goddington Road is located within a quarter of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to Maidenhead and access via the Elizabeth Line into London.

The accommodation comprises in brief:

**ENTRANCE HALL** with stairs to first floor, door to garage.

**CLOAKROOM** Comprising low level wc, wash hand basin, aspect to side.



**LIVING/DINING ROOM** with stone fireplace, aspect to front and rear, serving hatch from kitchen, door to garden.



**KITCHEN/BREAKFAST ROOM** with two windows to rear overlooking the garden, range of base and eye level units with worktops incorporating single drainer stainless steel sink unit, Neff gas hob and electric oven, two storage cupboards, under stairs cupboard, appliance space.

**FIRST FLOOR**

**LANDING** with ideal desk space, aspect to rear, storage cupboard and airing cupboard, access to loft space.



**BEDROOM ONE** with wardrobe cupboards and dressing area with storage above, aspect to front with pleasing view between houses opposite.



**BEDROOM TWO** with aspect to side, walk in eves storage.

**BEDROOM THREE** with aspect to rear over garden

**FAMILY BATHROOM** with white suite of enamelled bath, pedestal wash hand basin, low level wc, heated towel rail, side window.

## **OUTSIDE**

**TO THE FRONT** there is lawned open frontage with single driveway leading to Garage. Gated side access leads to the rear.

**GARAGE** – with light & power, wall mounted gas fired boiler, window to side.

**TO THE REAR** the garden is a real feature of the property being mainly lawned in two sections with excellent seclusion provided by mature shrubs, trees and hedgerow.



**REF: BOU230    EPC Rating: D**

**COUNCIL TAX BAND F**

**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

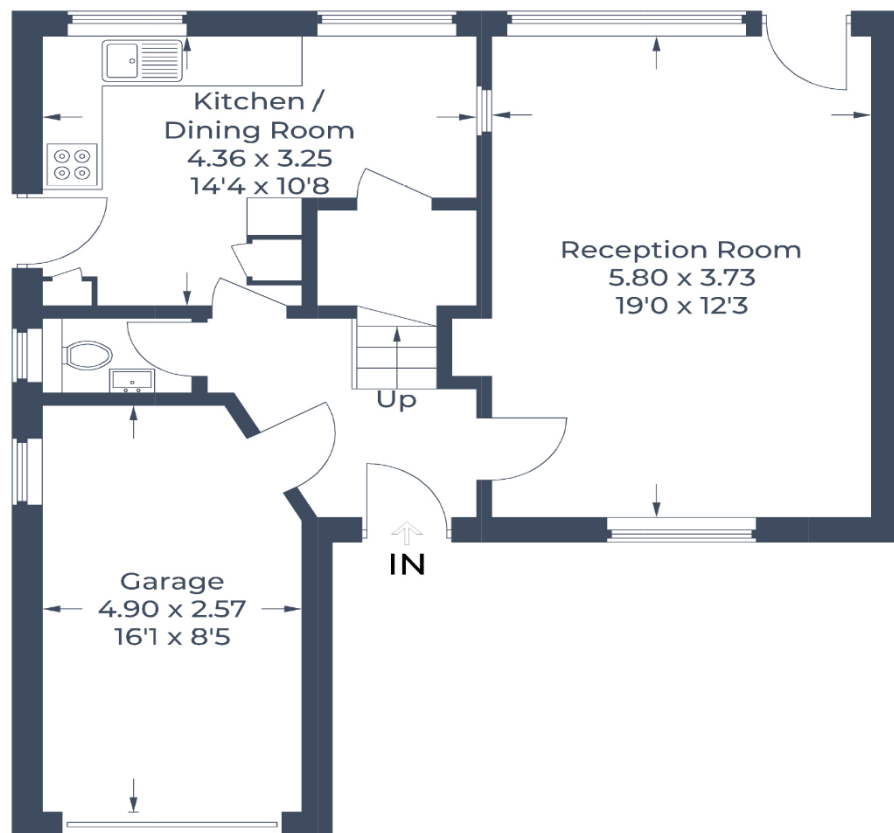
**DIRECTIONS:** from our Bourne End office in the parade turn left, continue through the village taking the next turning right into Blind Lane. Continue up the hill and take the third turning left into Goddington Road where the subject property can be found after a short distance on the right hand side.

## **MONEY LAUNDERING REGULATIONS:**

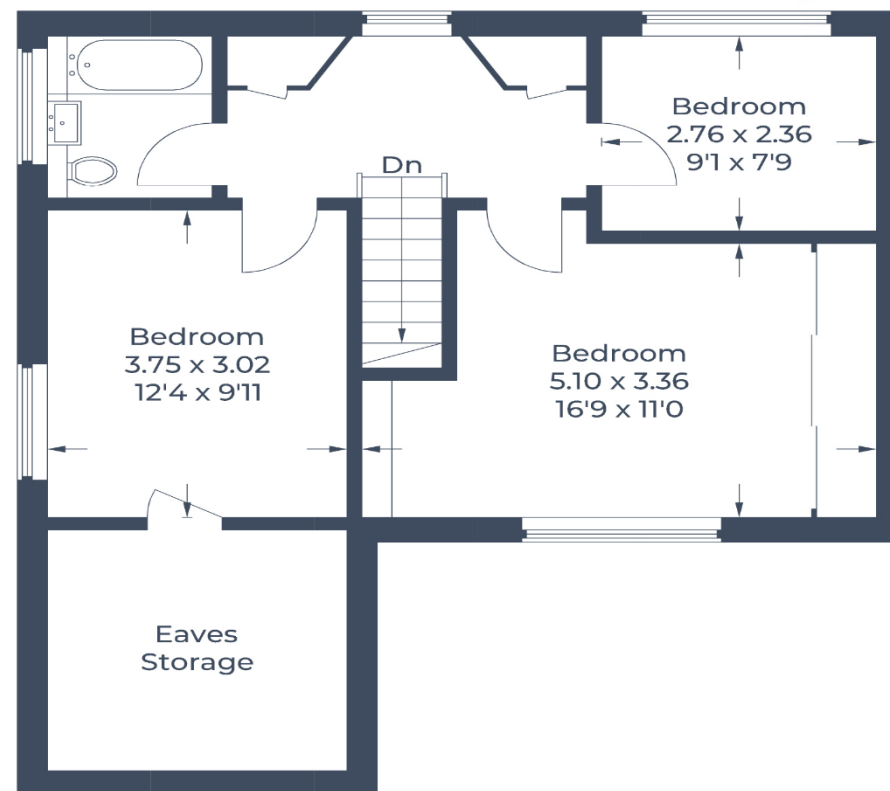
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 57.8 sq m / 622 sq ft  
(Including Garage)  
First Floor = 57.3 sq m / 617 sq ft  
Total = 115.1 sq m / 1,239 sq ft



**Ground Floor**



**First Floor**

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