

11 NEW ROAD, BOURNE END
PRICE: £795,000 FREEHOLD

am ANDREW
MILSOM



**11 NEW ROAD
BOURNE END
BUCKS SL8 5BQ**

PRICE: £795,000 FREEHOLD

A well maintained and versatile detached chalet bungalow with lovely gardens & garage within easy walking distance of Bourne End village centre.

**GENEROUS SIZED WEST FACING
GARDENS: TWO FIRST FLOOR BEDROOMS
WITH ENSUITE SHOWER TO MAIN
BEDROOM: TWO GROUND FLOOR
BEDROOMS: BATHROOM: HALL WITH
DINING AREA & STAIRCASE
KITCHEN WITH UTILITY CUPBOARD
LIVING ROOM WITH FRENCH DOORS TO
SHELTERED TERRACE: DOUBLE GLAZING
GAS CENTRAL HEATING TO RADIATORS
FRONT DRIVEWAY PARKING & SIDE
GATES TO SINGLE DRIVEWAY TO
DETACHED GARAGE
WALKING DISTANCE OF VILLAGE
CENTRE. NO ONWARD CHAIN.**

TO BE SOLD: A well maintained and attractively presented (up to) four bedroom detached chalet bungalow with adaptable lay out and good sized west facing garden. There is a detached garage and ample driveway parking. All just a short walk from Bourne End village with its busy marina by the River Thames and a comprehensive range of shopping facilities for day to day needs, a 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:
Replacement Front door to

ENTRANCE HALL There is a welcoming hallway with doors to all principal rooms and opens into a **dining area** with side window and balustrade staircase rising to the first floor, understairs cupboard, wood laminate flooring.



LIVING ROOM a bright and airy double aspect room with large side window, French doors to sheltered paved terrace, wood laminate floor.



KITCHEN with a range of wood fronted units with wood trimmed laminate worksurfaces over, integrated Neff electric oven and gas hob with extractor hoods over, one and a half bowl sink unit, space and plumbing for dishwasher, space for fridge/freezer, spacious shelved utility cupboard with space and plumbing for washing machine and space for tumble dryer, tiled floor, window to rear, door to dining area, door to outside.



BEDROOM TWO a front aspect double room with bay window.



BEDROOM THREE a front aspect double room with bay having been used as a dining/family room.

BATHROOM a white suite of panelled bath with mixer tap, shower attachment, & screen, pedestal wash hand basin with mirror above, low level wc, part tiled walls, window

FIRST FLOOR LANDING with skylight.



BEDROOM ONE a front facing fitted double room with side tables, headrest, wardrobe cupboards and drawers, access to loft space, door to

EN SUITE BATHROOM a white suite comprising bath with mixer tap & shower attachment, pedestal

wash hand basin, low level wc, shower cubicle housing shower unit & controls, velux window.

BEDROOM FOUR a single room ideal as Dressing room or study with eaves storage.

OUTSIDE

TO THE FRONT is driveway parking for two cars side by side with an area of lawn and paving in front of the property. Double wooden gates to the side lead to a further drive leading to a detached **GARAGE** which has a rear door accessing the rear garden.



The **REAR GARDEN** is a splendid feature of the property being westerly facing and of generous size and seclusion with trellised area, paved seating areas,

a shingle feature and good sized lawn with established borders. There is a summerhouse to the rear of the plot.

BOU221 EPC BAND: D

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL8 5BQ** the subject property will be found on the left-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 = 93.1 sq m / 1,002 sq ft
 First Floor = 36.9 sq m / 397 sq ft
 Garage = 16.8 sq m / 181 sq ft
 Total = 146.8 sq m / 1,580 sq ft (Excluding Eaves Storage)

