



9 CHERWELL ROAD, BOURNE END
PRICE: £635,000 FREEHOLD

am ANDREW
MILSON

**9 CHERWELL ROAD
BOURNE END
BUCKS SL8 5NB**

PRICE: £635,000 FREEHOLD

A superbly presented three bedroom family home with beautiful landscaped gardens and far reaching views in a popular location within walking distance of Bourne End village centre.

FRONT DRIVE & LAWN & FABULOUS REAR GARDENS: THREE BEDROOMS: SPACIOUS BATHROOM WITH WHIRLPOOL BATH: ENTRANCE HALL: LIVING/DINING ROOM: OPEN PLAN TO QUALITY KITCHEN UTILITY ROOM: DOWNSTAIRS WETROOM GAS CENTRAL HEATING: DRIVEWAY: OVERLOOKING COMMUNAL GREEN WITH PARKING BAY AND FAR REACHING VIEWS.

TO BE SOLD: Number 9 Cherwell Road is a bay fronted three bedroom semi-detached home that has been upgraded by the current owners to a very high specification including contemporary fittings, open flow and quality finish both inside and out. Viewing is highly recommended to appreciate this wonderful life-style house which has a wonderful connection between its stylish interior and beautifully landscaped garden. The property is located within walking distance of Bourne End village centre 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:

COVERED PORCH replacement front door to.

ENTRANCE HALL with staircase to first floor, walk in storage shelved storage.



LIVING/DINING ROOM a lovely 22 ft 8 front to back room with bay window to front and French doors to a sheltered deck, two fireplaces, (one with log burner) wooden flooring, open to



FITTED KITCHEN with a range wood fronted base level units with granite work surfaces and breakfast bar, sink unit, electric oven with gas hob over and contemporary style extractor, integrated dishwasher, slimline wine fridge, microwave, coffee machine and tiled floor, opening to

UTILITY ROOM with fitted cupboards, beech worktops & sink unit, space and plumbing for washing machine, tiled floor, door to garden and to

WET ROOM fully tiled with double shower, low level wc, wash basin, heated towel rail.



FIRST FLOOR LANDING with window to side, access to fully boarded loft with ladder & light.

BEDROOM ONE with bay window to front enabling fantastic far reaching view, wardrobe cupboard.



BEDROOM TWO a rear aspect double room with range of wardrobe cupboards built in wardrobes.



BEDROOM THREE a large single room with double glazed windows out to the front with radiator under.



BATHROOM of spacious design with three windows, suite including large whirlpool bath with shower attachment, wash hand basin, low level wc, heated towel rail, tiled floor.

OUTSIDE

TO THE FRONT There is an elevated single concrete driveway leading to the side of the property where there is more level hardstanding. The front garden is lawned behind hedgerow.



THE REAR GARDEN is a superb feature of the property having been beautifully landscaped with sheltered deck and two granite terraces and an attractive level lawn with vegetable areas & wood storage. Outside power, light & water. Gated side access.

EPC RATING C COUNCIL TAX BAND: D

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

DIRECTIONS: Using the postcode SL8 5NB, the property can be found on the right-hand side opposite the green with communal parking bay in front.

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.

Our Ref: BOU 202

Approximate Gross Internal Area
Ground Floor = 53.9 sq m / 580 sq ft
First Floor = 42.2 sq m / 455 sq ft
Outbuilding = 9.7 sq m / 104 sq ft
Total = 105.8 sq m / 1,139 sq ft

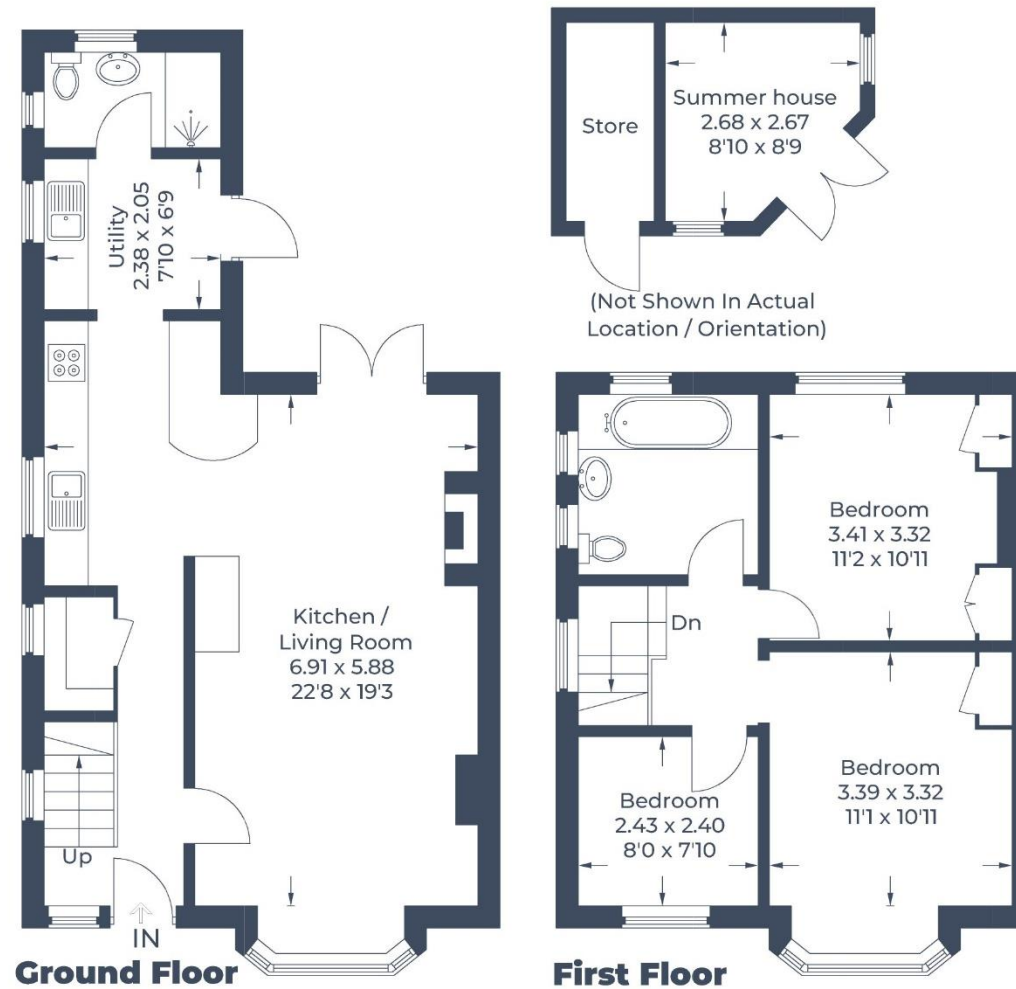


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