



3 GODDINGTON ROAD, BOURNE END
PRICE: £785,000 FREEHOLD

am ANDREW
MILSOM

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

PRICE: £785,000 FREEHOLD

A well presented four bedroom detached family home with a south facing garden situated in this popular residential setting within a quarter of a mile of Bourne End village centre.

**SOUTH FACING REAR GARDEN
FOUR BEDROOMS WITH EN SUITE
SHOWER ROOM &
FAMILY BATHROOM
ENTRANCE HALL: CLOAKROOM
LIVING ROOM: DINING AREA
FAMILY ROOM/STUDY: MODERN KITCHEN
DRIVEWAY PARKING: GARAGE FOR
STORAGE ONLY
DOUBLE GLAZING: GAS CENTRAL
HEATING TO RADIATORS
FITTED WINDOW SHUTTERS TO FRONT
WALKING DISTANCE OF CLAYTONS
PRIMARY SCHOOL: GRAMMAR SCHOOL
CATCHMENT**

TO BE SOLD: A well-presented detached family home with potential to further enlarge (stpp) situated in this pleasant residential setting within easy access of Bourne End village centre. This property has three attractive reception areas and a modern kitchen and cloakroom. On the first floor the four attractive bedrooms are served by an en suite to the main bedroom and family bathroom. Further features include a well-kept south facing garden, a reduced garage for storage and driveway parking. 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 London Paddington, via Maidenhead main line station or to

London Marylebone from Beaconsfield mainline station.

The accommodation comprises:

Replacement front door to **ENTRANCE HALL** with wood effect laminate floor, stairs to first floor landing.

CLOAKROOM: Comprising low level wc, wash hand basin, wood effect laminate floor, window to side.



LIVING/DINING ROOM a spacious front to back room with patio doors to the garden, door to



FAMILY ROOM/STUDY with aspect over garden, wood laminate floor.



FITTED KITCHEN fitted with a range of matching gloss white floor and wall units, granite effect work surfaces incorporating single drainer sink unit with mixer tap, induction hob with extractor canopy over, double electric oven, built in dishwasher & fridge/freezer, wood effect laminate floor, aspect to rear, utility cupboard with plumbing for washing machine and space for tumble dryer, door to outside.

FIRST FLOOR

LANDING with aspect to front, airing cupboard, and access to partly boarded & insulated loft space with ladder.



BEDROOM ONE a spacious front aspect room with door to



EN SUITE SHOWER ROOM with shower cubicle housing unit & controls, wash hand basin, low level wc, tiled floor, heated towel rail, rear window.

BEDROOM TWO a bright rear aspect double room with two windows giving pleasing outlook, built in wardrobe cupboards.

BEDROOM THREE an attractive rear aspect double bedroom

BEDROOM FOUR a front aspect single bedroom which might be ideal as a study.



FAMILY BATHROOM fitted with fully tiled white suite comprising enclosed panel bath with power shower over and screen, vanity wash hand basin with cupboards below, low level wc, window to rear, heated towel rail.

OUTSIDE

TO THE FRONT is an area of lawn and curved driveway extending in front of the house enabling parking for 2/3 cars. The former garage is now a spacious storage area housing a modern gas fired boiler.



THE SOUTH WEST FACING REAR GARDEN is an attractive private feature of this property having a large full width paved terrace and steps to a lawned garden secluded by mature boundaries. There is gated access to both sides of the house leading to the front.

Ref: BOU233 EPC Rating C
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.

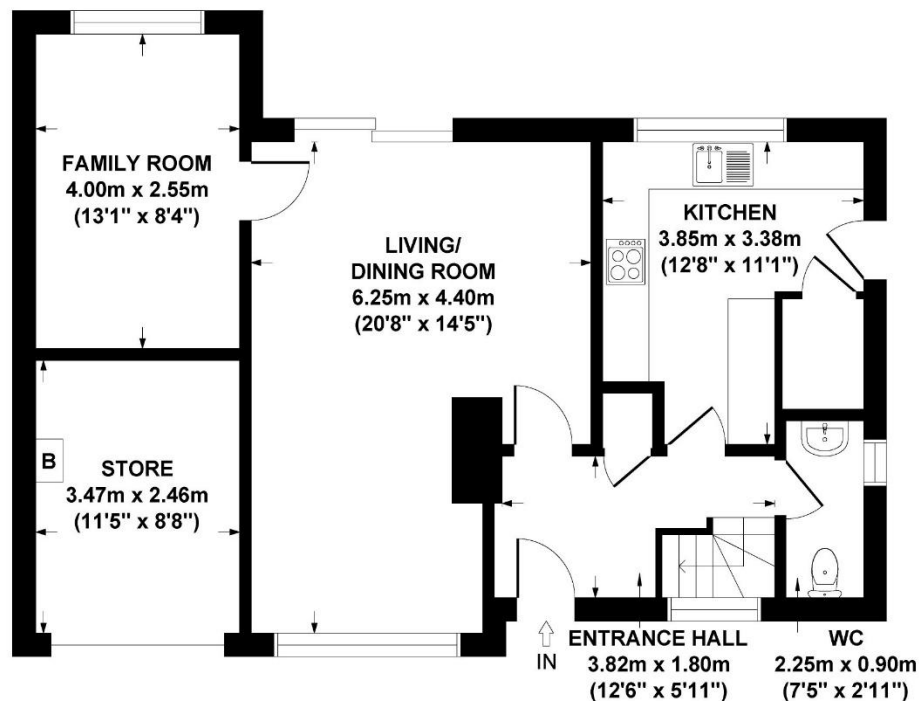
DIRECTIONS: from our Bourne End office in the parade turn left, continue through the village taking the next turning right into Blind Lane. Continue up the

hill and take the third turning left, past the park, into Goddington Road where the subject property can be found after a short distance on the left hand side.



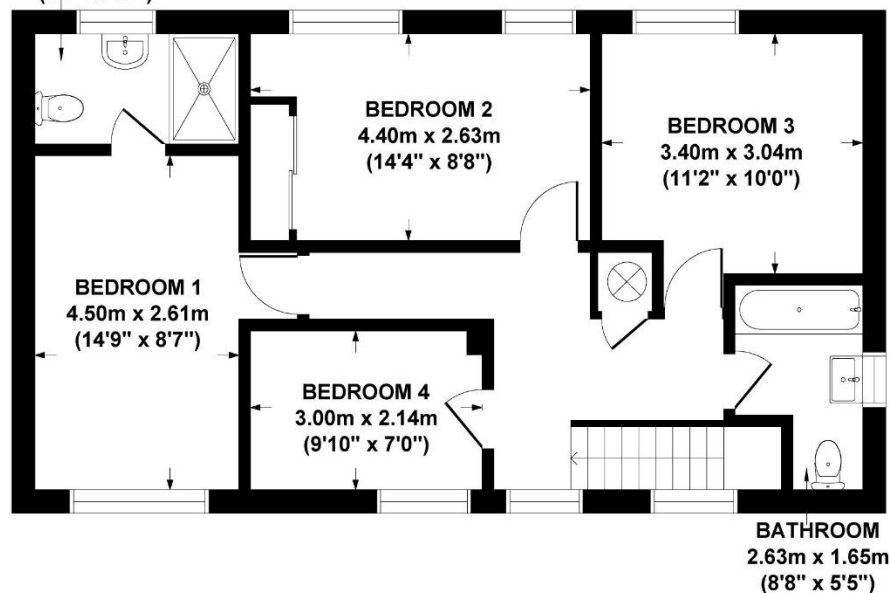
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 68 SQ M / 736 SQ FT

SHOWER ROOM
2.61m x 1.40m
(8'7" x 4'7")



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 62 SQ M / 669 SQ FT

GODDINGTON ROAD, BOURNE END, SL8 5TT
APPROX. GROSS INTERNAL FLOOR AREA 130 SQ M / 1405 SQ FT
(INCLUDING STORE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE