



143 CHALKLANDS, BOURNE END
PRICE: £850,000 FREEHOLD

am ANDREW
MILSOM

**143 CHALKLANDS
BOURNE END
BUCKS SL8 5TL**

PRICE: £850,000 FREEHOLD

Situated in this popular and convenient private road just a stroll from the village centre, a much improved four bedroom chalet style home with lovely level garden, driveway & garage

70FT LANDSCAPED REAR GARDEN: THREE FLOOR BEDROOMS: BATHROOM: ENTRANCE HALL: LIVING ROOM: STUDY: BEDROOM FOUR: SHOWER ROOM: KITCHEN/BREAKFAST/FAMILY ROOM UTILITY ROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING: AMPLE DRIVEWAY PARKING: GARAGE.

TO BE SOLD: An impressive four-bedroom detached chalet style home offering versatile and spacious accommodation with the option for ground floor living for those thinking ahead and a superb modern and open kitchen/breakfast/family room that opens onto a delightful level garden. Viewing is highly recommended. Just a stroll way is Bourne End village with its comprehensive amenities covering most day-to-day needs including schooling which 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:

Front door to **ENTRANCE HALL** stairs to first floor landing with cloaks cupboard.

LIVING ROOM a spacious front aspect room with bay window and feature fireplace.



STUDY a side aspect room.

BEDROOM FOUR a lovely adaptable room with bay window.



SHOWER ROOM with walk in shower enclosure with wall mounted shower controls, wash hand basin, low level wc, heated towel rail, window to side.



KITCHEN/BREAKFAST/FAMILY ROOM

A well thought out bright open room with access to the utility room and via French doors to the garden. Superbly fitted with a matching floor and wall units, ample work surface space/breakfast bar, one and a half bowl single drainer sink unit, integrated electric double oven, gas hob with extractor above, built in microwave and dishwasher & fridge/freezer, lovely large floor tiles throughout.





UTILITY ROOM with storage units, work tops and sink unit, space and plumbing for washing machine and space for tumble dryer, door to garden.

FIRST FLOOR

LANDING with large airing cupboard.

BEDROOM ONE with a full range of wardrobe cupboards, aspect to front.



BEDROOM TWO with aspect to rear.

BEDROOM THREE with aspect to rear..

BATHROOM white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., double glazed frosted window, partly tiled walls, wall mounted central heating boiler, radiator.

BATHROOM white suite comprising enclosed panel bath, separate shower cubicle, pedestal wash hand basin, low level wc, heated towel rail, velux window.

OUTSIDE

To the **FRONT** of the property is a good sized block pavior and shingled driveway behind low brick wall to the front boundary. Gated side access and side driveway leads to the **GARAGE** and rear garden.

TO THE REAR the garden is an impressive feature being level and circa 70 ft long with generous lawn and a choice of generous sized patios and excellent privacy provided by mature hedgerow.



BOU 207 EPC BAND: D.

COUNCIL TAX BAND: F

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

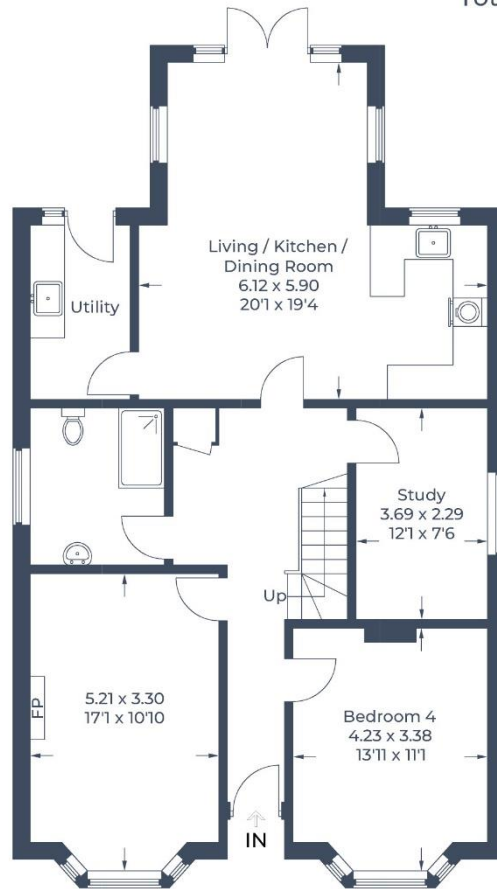
DIRECTIONS: From the the Marlow Road in Bourne End head towards Marlow and turn right into Blind Lane. After ¼ mile turn left into Greenside and left again into Goddington Road which becomes Chalklands. Turn left at the mini roundabout and number 143 will be found towards the bottom on the left hand 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 = 97.7 sq m / 1,052 sq ft
 First Floor = 72.4 sq m / 779 sq ft
 Garage = 19.7 sq m / 212 sq ft
 Total = 189.8 sq m / 2,043 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

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