



WOODBURY CLOSE, BOURNE END
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**6 WOODBURY CLOSE
BOURNE END
BUCKS SL8 5HA**

PRICE: £525,000 FREEHOLD

A rarely available two bedroom brick and flint cottage style end of terrace home situated in a secluded tucked away position with views towards open countryside.

FRONT AND REAR GARDENS

**TWO DOUBLE BEDROOMS BOTH WITH
ENSUITE FACILITIES**

ENTRANCE HALL • CLOAKROOM

LIVING ROOM WITH FEATURE FIREPLACE

CONSERVATORY • KITCHEN

GAS CENTRAL HEATING TO RADIATORS

**CONVERTED GARAGE WHICH NOW PROVIDES
SPACE FOR A HOME OFFICE OR PLAYROOM**

PRIVATE PARKING • CUL-DE-SAC LOCATION

NO ONWARD CHAIN

TO BE SOLD Situated in this pleasant and private cul-de-sac setting with views towards open countryside, an attractive brick and flint two bedroom end of terrace home enjoying such features as two double bedrooms both with ensuite facilities and double wardrobes, good sized living room, conservatory which could be utilised as a dining room, private gardens to front and rear and a garage that has been converted and now provides an additional room which could be utilised as a home office or playroom. Woodbury Close is situated approximately quarter of a mile from 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 mainline station.

The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** with laminated wood flooring, stairs to first floor landing with utility cupboard under with plumbing for washing machine, radiator.

CLOAKROOM White suite comprising low level w.c., vanity wash hand basin, tiled splashback, frosted window, radiator.



LIVING ROOM 16'8 x 13'10 (5.08 x 4.22m) An L-shaped rear aspect room with Victorian style fireplace with inset gas coal effect fire, two radiators, television aerial point.



CONSERVATORY 14'4 x 9'6 (4.37 x 2.90m) With double glazed windows and door to garden, two radiators.



KITCHEN 11'9 x 9'9 (3.58 x 2.97m) Fitted with a range of cottage style floor and wall units, wood trimmed work surfaces incorporating a two seater breakfast bar, 1½ bowl single drainer sink unit, integrated dishwasher, ceramic hob with oven below and extractor fan over, integrated fridge and freezer, front aspect window, concealed central heating boiler.

FIRST FLOOR

LANDING Access to loft space, airing cupboard.



BEDROOM ONE 13'3 x 9'10 (4.04 x 3.00m) A front aspect room with views towards open countryside, double built-in wardrobe, radiator. Door to:



ENSUITE SHOWER ROOM Refitted white suite comprising a tiled and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, frosted window.

BEDROOM TWO 10'0 x 9'10 (3.05 x 3.00m) A rear aspect room with double built-in wardrobe, radiator. Door to:



ENSUITE BATHROOM White suite comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls, radiator.



OUTSIDE

To the **FRONT** of the property is a private area of garden with pathway to front door and gated side access leading to:



The **SOUTH FACING REAR GARDEN** which is mainly laid to lawn and enclosed by shaped hedges.

GARAGE which has been converted into an additional room with a small area of storage to the front. There is **PRIVATE PARKING** in front of the garage.
EPC BAND D COUNCIL TAX BAND D

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 right and at the mini-roundabout turn left into Cores End

Road. Continue for approximately quarter of a mile taking the second entrance into Willows Road and after a short distance turn right into Eastern Drive which continues into Woodbury Close



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 and furnishings.

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.



Approximate Gross Internal Area
92.89 sq m / 1,000 sq ft

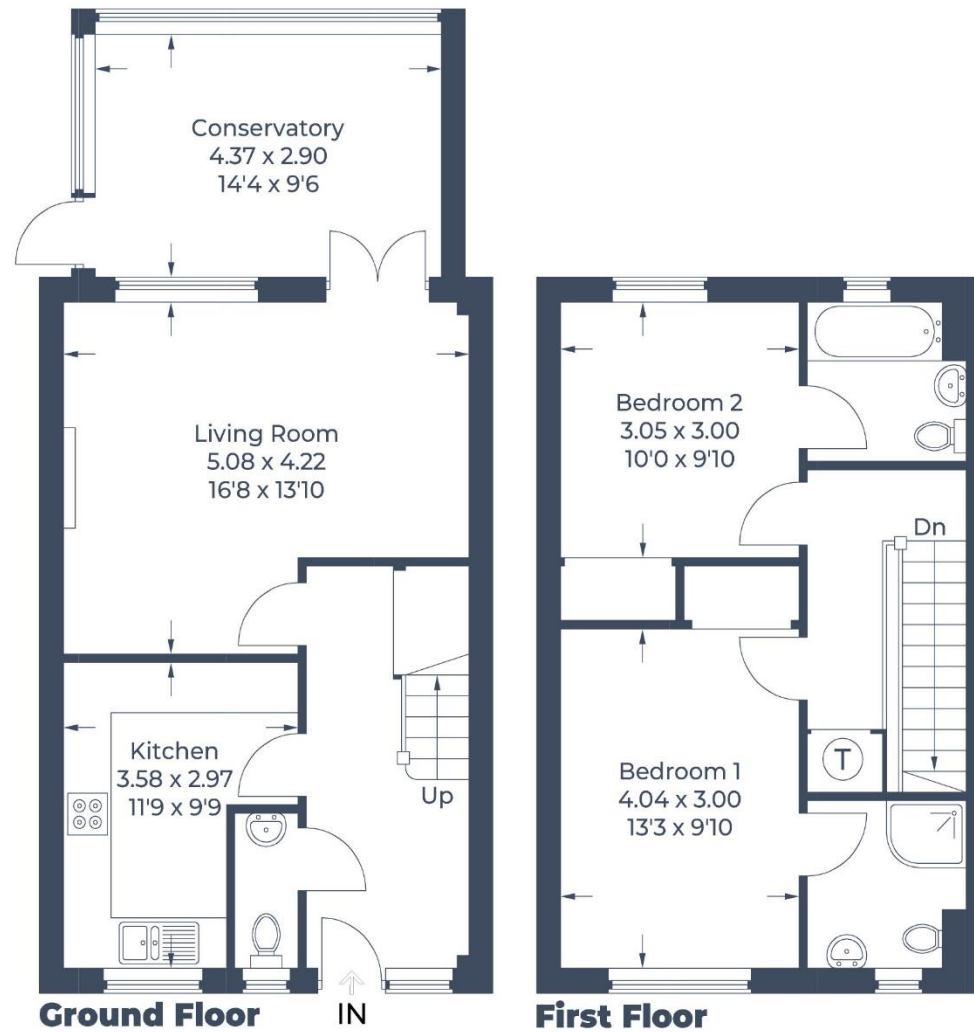


Illustration for identification purposes only,
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