



53 BRIDGESTONE DRIVE, BOURNE END
PRICE: £259,950 LEASEHOLD

**53 BRIDGESTONE DRIVE
BOURNE END
BUCKS SL8 5XG**

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A superbly appointed and recently refurbished one bedroom ground floor maisonette benefitting from its own private rear garden.

**PRIVATE GARDEN
DOUBLE BEDROOM
REFITTED BATHROOM
ENTRANCE LOBBY
SITTING ROOM
REFITTED KITCHEN WITH APPLIANCES
DOUBLE GLAZING
ALLOCATED PARKING FOR ONE CAR
NO ONWARD CHAIN**

TO BE SOLD: Situated on this popular and convenient development built by Wimpey Homes in the 1980's, a considerably improved and recently refurbished one bedroom ground floor maisonette benefitting from such features as a newly fitted kitchen and bathroom, modern double glazing, rewired in 2020, new electric heaters, a private garden to allocated parking for one car. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors 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 will ultimately connect to Crossrail. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Double glazed front door to **ENTRANCE LOBBY** with glazed door to



SITTING ROOM front aspect with double glazed window, electric radiator, television aerial point, large storage cupboard with power point providing appliance space.



KITCHEN refitted range of high gloss floor and wall units, wood effect work surfaces, stainless steel sink unit, AEG induction hob with extractor fan over and oven below, slim line dishwasher, fridge, washer/dryer, space for microwave, rear aspect double glazed window and door to garden.



BEDROOM rear aspect room with built in wardrobe Cupboards, window, electric radiator.



BATHROOM refitted white suite comprising tile enclosed bath with mixer taps and Mira shower over, vanity wash hand basin, low level w.c., partly tiled walls, heated towel rail, electric heater, anti-mist LED touch mirror.

OUTSIDE

PARKING there is one allocated parking space.



TO THE REAR is a private rear garden predominantly laid to lawn with panel fence surround and a raised deck seating area, light and power, gated rear access. To the **FRONT** there is a lawned garden with floral bed & pathway to front door.

TENURE: Leasehold – No ground rent

LEASE: 999 year lease from January 1980.

Ref: TMD **EPC BAND: C**

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 a third of a mile turning right into Millboard Road and immediately left into Bridgestone Drive where the subject property can be found after a short distance on the left hand side.

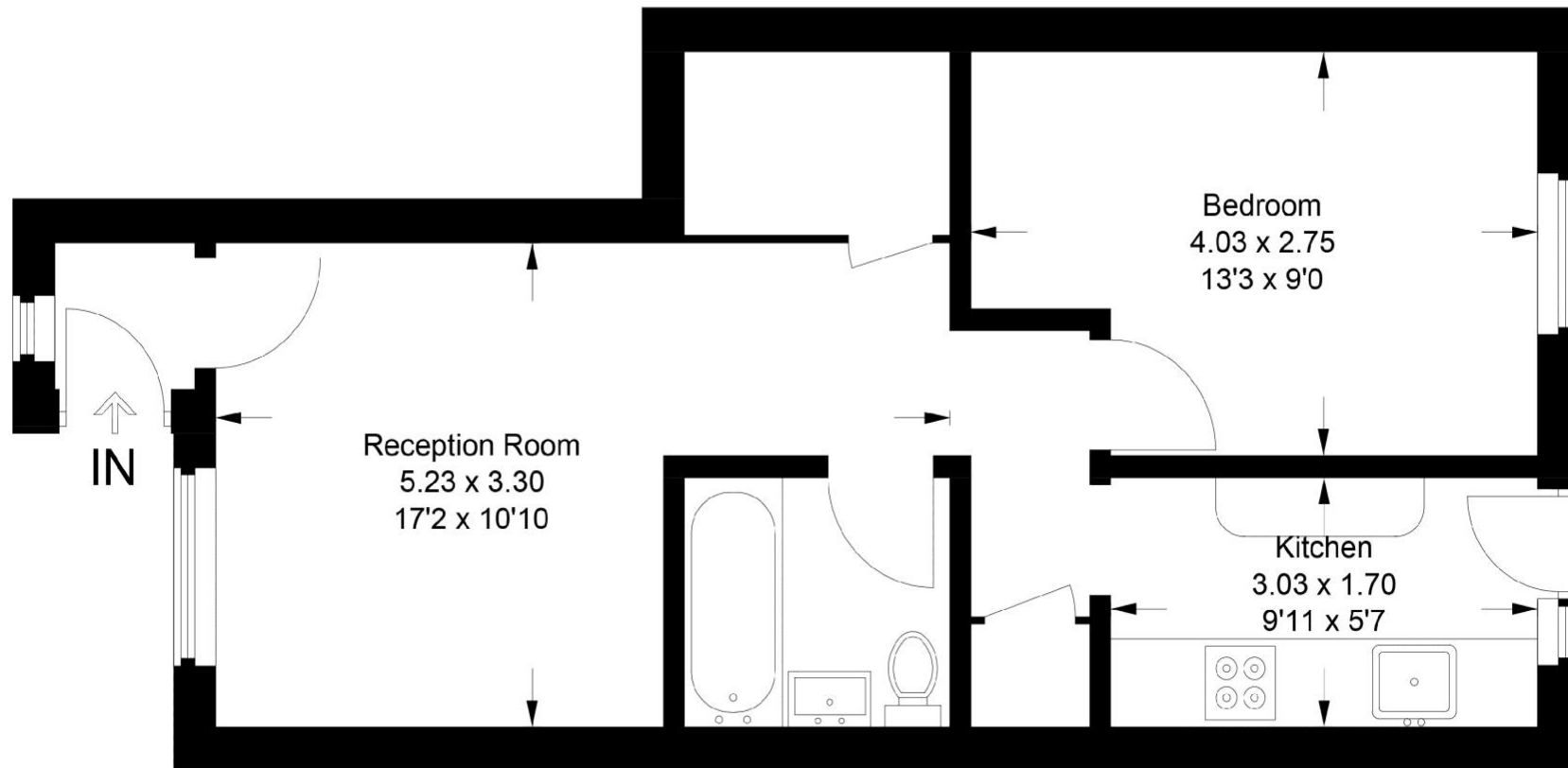
MONEY LAUNDERING REGULATIONS:

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.

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

Approximate Gross Internal Area
40.5 sq m / 436 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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