



14 NEW ROAD, BOURNE END
PRICE: £585,000 FREEHOLD

am ANDREW
MILSOM

**14 NEW ROAD
BOURNE END
BUCKS SL8 5BH**

PRICE: £585,000 FREEHOLD

An immaculate two bedroom bay fronted semi detached bungalow with lovely landscaped gardens and ample driveway within easy walking distance of Bourne End village centre.

**GENEROUS SIZED GARDENS BACKING
ONTO ALLOTMENTS: TWO DOUBLE
BEDROOMS: MODERN BATHROOM SUITE
MODERN KITCHEN WITH APPLIANCES
OPENING TO GARDEN: SPACIOUS
LIVING/DINING ROOM WITH FRENCH
DOORS TO GARDEN DECK: PRISTINE
CONDITION WITH MODERN INTERNAL
DOORS, LVT WOOD EFFECT FLOORING
DOUBLE GLAZING: MODERN
GAS CENTRAL HEATING TO RADIATORS
FRONT DRIVEWAY PARKING & SIDE GATE
TO DETACHED GARAGE IDEAL AS
STORAGE: WALKING DISTANCE OF
VILLAGE CENTRE.**

TO BE SOLD: A beautifully presented property being sold in 'show house' condition with tasteful décor, fittings and floor coverings blending with natural landscaped gardens to make a wonderful home. There is potential to further enlarge the property to the rear and in the loft space subject to planning consent. Outbuildings include a detached garage for storage and a large garden cabin/office. There is a wide shingle driveway allowing ease of parking for up to 3 cars. Viewing is highly recommended.

All just a short walk from Bourne End village with its busy marina by the River Thames and a comprehensive range of shopping facilities for day to day needs, a 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: Replacement side front door to

ENTRANCE HALL a welcoming hall with wood effect LVT floor, doors to all principal rooms.



LIVING/DINING ROOM a lovely spacious room with living and dining space, double glazed French doors to the garden deck, wood effect LVT floor, storage cabinets.



FITTED KITCHEN with a range of contemporary style base and eye level units including pan drawers, attractive worktops, ceramic sink unit with mixer tap, integrated electric oven, halogen hob with extractor over, integrated fridge/freezer & dishwasher, space and plumbing for washing machine, concealed modern gas fired boiler, herringbone style LVT wood effect floor, French doors to garden.





BEDROOM ONE a front aspect double room with bay window, LVT wood effect floor, range of wardrobe cupboards.



BEDROOM TWO a front aspect double room with bay window, LVT wood effect floor. Feature panel effect wall.

BATHROOM a modern white suite of panelled bath with mixer tap, wall mounted shower attachment, suspended wash hand basin, full ceramic tiling to walls and floor, side window

OUTSIDE

TO THE FRONT is spacious and neatly edged shingle driveway for parking up to three cars with

some shrubs on the boundary. Pathway leads to the side entrance front door. Gated side access leads to the detached **GARAGE** and a further side gate to the rear garden.



The **REAR GARDEN** is a splendid landscaped feature of the property being of generous size and seclusion with two landscaped lawned areas on two levels with rail sleepers creating a natural divide. There are maturing shrub borders, a paved terrace with adjacent decking and pathway leading to the timber garden cabin with light, power & full insulation. The garden backs on to allotments enabling a delightful open outlook. Gated side access gives access to the detached Garage.

BOU242 EPC Rating C

COUNCIL TAX BAND D

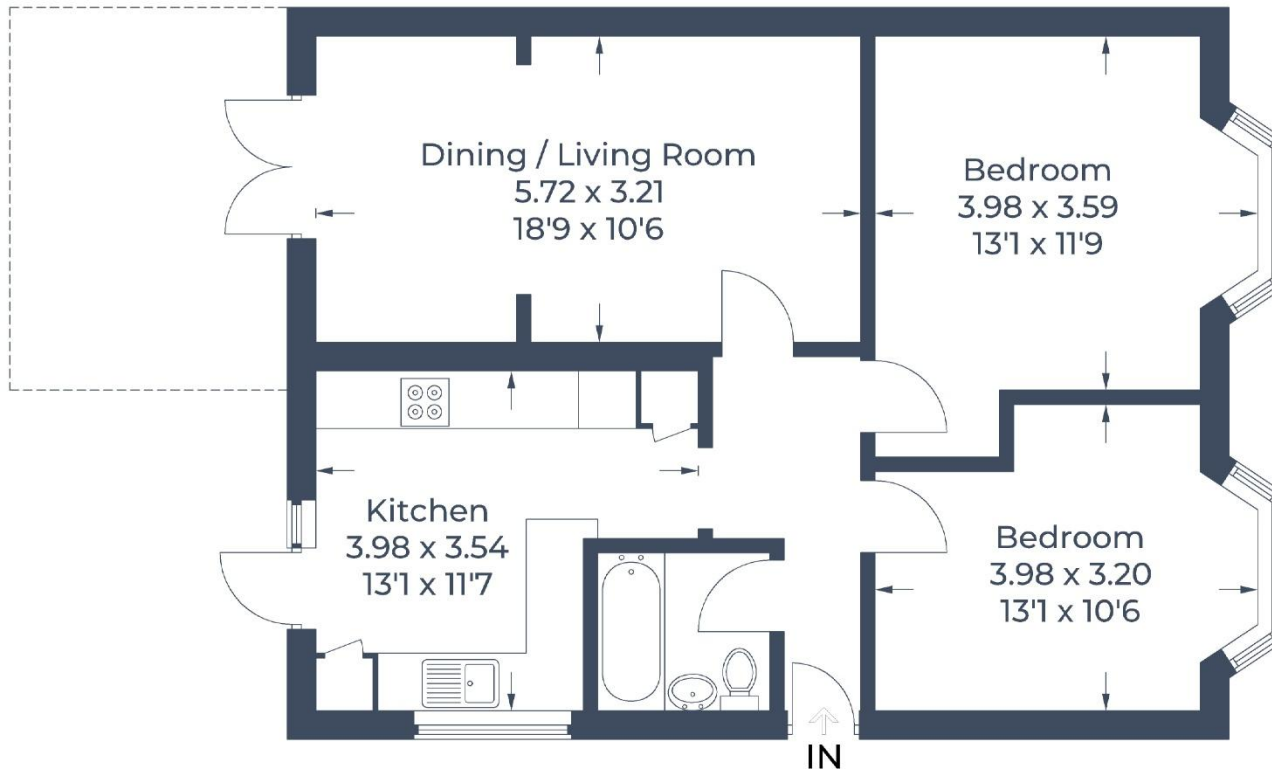
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **SL8 5BH** the subject property will be found on the right-hand side.

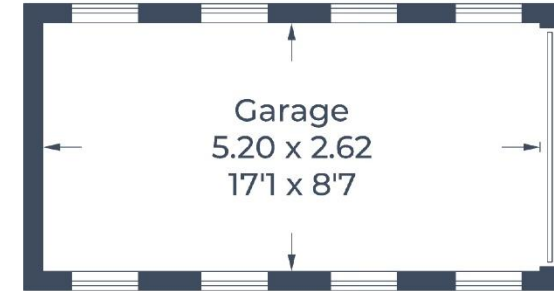
MONEY LAUNDERING REGULATIONS:

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.

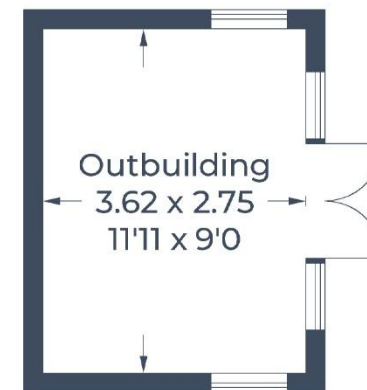
Approximate Gross Internal Area = 67.6 sq m / 728 sq ft
Outbuildings = 23.4 sq m / 252 sq ft
Total = 91.0 sq m / 980 sq ft



Second Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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

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