



7 EAST RIDGE, BOURNE END
PRICE: £450,000 FREEHOLD

am ANDREW
MILSON

**7 EAST RIDGE
BOURNE END
BUCKS SL8 5BX**

PRICE: £450,000 FREEHOLD

A two bedroom semi detached bungalow requiring modernisation in cul de sac with south facing rear garden and garage.

FRONT AND REAR GARDENS BEING SOUTH TO REAR: TWO BEDROOMS: BATHROOM KITCHEN: UTILITY: LIVING ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: DRIVEWAY PARKING: GARAGE: POTENTIAL TO EXTEND/CONVERT LOFT SPACE SUBJECT TO PLANNING: NO CHAIN ABOVE.

TO BE SOLD This two bedroom semi detached bungalow is nicely positioned in a small private cul de sac positioned behind the Bourne End Academy school and enjoying a far reaching southerly aspect. There is a need for modernisation throughout and potential to extend/convert the loft space subject to planning. Outside there is a pleasant circa 50ft south facing rear garden with garage and a front garden with driveway. There is no chain above. 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 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:

Side entrance door to

ENTRANCE HALL with access to loft space.



LIVING ROOM with fireplace housing gas fire, sliding patio doors to raised paved terrace. Views over garden.



KITCHEN with double bowl sink unit, wall mounted gas fired boiler, plumbing for washing machine, base level cupboards, gas cooker point, window to side.



GARDEN/UTILITY ROOM dual aspect with door to garden



BEDROOM ONE aspect over front, range of built in wardrobe cupboards, airing cupboard with hot water tank, wood herringbone floor.



BEDROOM TWO aspect to front, storage cupboards.



BATHROOM enamelled bath, pedestal wash basin, low level wc, window.

OUTSIDE



REAR GARDEN is south facing and circa 50ft with hedge to rear & panelled fencing to sides with lawn and steps rising to a paved terrace accessible from the living room. There is a garage with door to rear.



TO THE FRONT there is a lawned front garden with single driveway providing off road parking leading to the side of the property.

Ref: BOU 249 EPC BAND: TBA

COUNCIL TAX BAND: D

VIEWING: Please arrange a visit by contacting us on 01628 522 666 or bourneend@andrewmilsom.co.uk

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Take the second left turn into New Road. Follow New Road up the hill, past the School and turn right into East Ridge Number 7 will be found on the right 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.

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 523310 for further details.

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 80.8 sq m / 870 sq ft



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

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