



3 SPRING GARDENS, MARLOW ROAD
PRICE: £475,000 FREEHOLD

am ANDREW
MILSOM

**3 SPRING GARDENS
MARLOW ROAD
BOURNE END
BUCKS SL8 5NP**

PRICE: £475,000 FREEHOLD

A delightful two bedroom Victorian semi-detached cottage with lovely south west facing garden situated close to the village centre.

**PRIVATE & SUNNY REAR GARDEN
WITH GARDEN OFFICE
TWO BEDROOMS
MODERN GROUND FLOOR
BATHROOM
SITTING ROOM: FITTED KITCHEN
DOUBLE GLAZING
GAS CENTRAL HEATING TO
RADIATORS: VIEWING
RECOMMENDED.**

TO BE SOLD: This delightful two-bedroom semi-detached cottage benefits from a south facing rear garden with useful home office, a modern kitchen, gas central heating to radiators, bamboo flooring to the majority of the ground floor and a refitted bathroom. Number 3 is conveniently located within walking distance of Bourne End village which offers amenities for day to day needs and good schooling. For the commuter, access to London can be gained by rail from Bourne End railway station to London Paddington via Maidenhead main line station, 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:
Part glazed front door to:



SITTING ROOM: A front aspect room with double glazed window with fitted shutters, recessed fireplace, beamed ceiling, bamboo flooring, radiator.



KITCHEN: fitted with a range of cottage style floor and wall units, wooden work surfaces, gas hob with extractor fan over, fan assisted oven, space and plumbing for dishwasher, fitted top loader washing machine, fridge/freezer, double glazed window, bamboo flooring, butlers style sink with mixer tap, space for table, radiator, beamed ceiling, door to side and door to:



BATHROOM: Refitted white suite comprising an enclosed panel bath with mixer tap and shower attachment, low level WC, vanity wash basin, double glazed frosted window, radiator.

FIRST FLOOR LANDING with doors to



BEDROOM ONE: a front aspect room with double glazed window with fitted shutters, radiator, painted wooden floor.



BEDROOM TWO: a rear aspect room with double glazed window, storage cupboard, access to loft space with central heating boiler, radiator, painted wooden floor.

OUTSIDE

TO THE FRONT is a small paved front garden with side access leading to:



TO THE REAR is a well maintained predominately lawned garden with mature flower and shrub borders and paved patio area with paved pathway leading to a home office.



GARDEN OFFICE: Fully insulated with underfloor heating, network points and double-glazed doors to garden.



EPC BAND: D COUNCIL TAX BAND: D

REF: BOU236

VIEWING: By appointment through Andrew Milsom Bourne End office on 01628 522666.

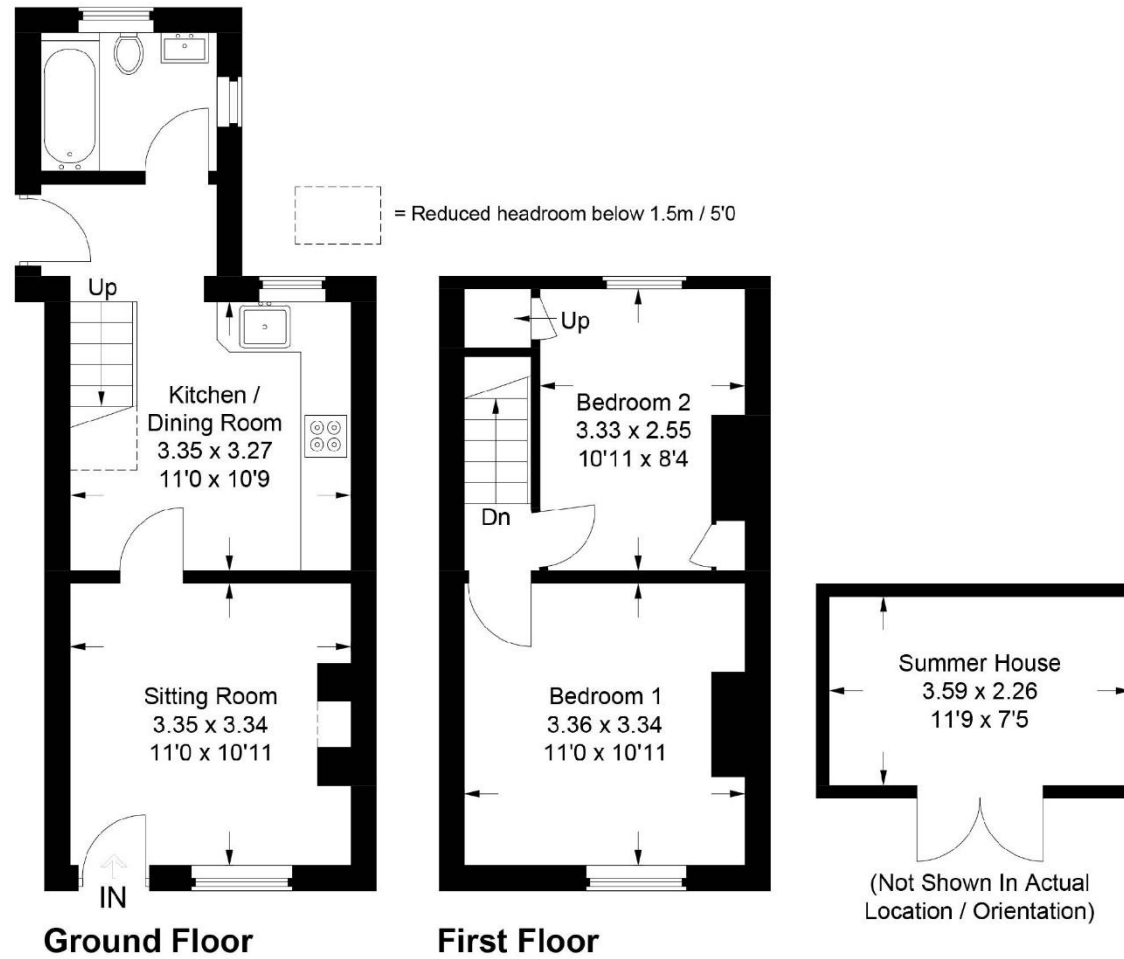
DIRECTIONS: From our Bourne End office in The Parade, turn left towards Marlow. Number 3 Spring Gardens can be found on the left hand side just before the turning into Farm Road.

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 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 816590** for further details.

Approximate Gross Internal Area
 Ground Floor = 29.3 sq m / 315 sq ft
 First Floor = 22.9 sq m / 246 sq ft
 Summer House = 8.1 sq m / 87 sq ft
 Total = 60.3 sq m / 648 sq ft



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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