

# CRENDON HOUSE

Est. 1971

## Edwards Court, Bourne End Guide Price £750,000- Freehold



Set in this quiet cul de sac in the heart of Bourne End, we are delighted to offer this spacious 4-bedroom detached townhouse for sale. Built approximately 8 years ago by popular local developers and finished to a high specification; the accommodation boasts 4 bedrooms, with en suite to 2 bedrooms, living room, kitchen/breakfast room, cloakroom, family bathroom, private rear garden and parking for 2 cars. The location is a short walk to both Bourne End train station and the town centre shops and amenities. The property also benefits from having NO onward chain.

NB. Please note there is an additional cost of £319.99 per annum paid towards the upkeep of the private road leading to this property.

Nearly New  
Detached Town House  
4 Bedrooms

NO Chain  
Private Road  
3 Bathrooms

# 1 Edwards Court, Furlong Road, Bourne End, Buckinghamshire, SL8 5FN



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

## GROUND FLOOR:

### Entrance Hall:

Door to front, radiator, wood flooring, inset lighting, under stairs cupboard, stairs rising to first floor.

**Kitchen/Breakfast Room:** 12'8" into bay, 9'3(2.82) min x 12'3" (3.86m into bay, 9'3(2.82) min x 3.73m)  
Double glazed bay window to front, range of eye and base level units, granite worksurfaces, inset stainless steel sink and drainer, range cooker with extractor hood over, integrated fridge/freezer, integrated dishwasher and integrated washing machine, tiled floor, inset lighting.

### Cloakroom:

Low level wc, vanity wash hand basin, heated towel rail tiled floor, extractor fan.

### Living Room:

16'4" x 12'9" (4.97m x 3.88m)  
Double glazed windows and French doors to rear, radiator, wood flooring, inset lighting.

## FIRST FLOOR:

### Landing:

Double glazed window to side, radiator, inset lighting.

**Bedroom 2:** 12'7" x 9'9" plus bay 3'0(0.91) (3.83m x 2.97m plus bay 3'0(0.91))

Double glazed bay window to front, radiator, inset lighting, door to

### Ensuite Shower Room:

Frosted double glazed window to front, walk in shower cubicle, low level wc, vanity wash hand basin, fully tiled walls and floor, extractor fan.

**Bedroom 3:** 12'10" x 8'1" (3.91m x 2.46m)

Double glazed window to rear, radiator, inset lighting.

**Bedroom 4:** 7'8" x 7'6" (2.34m x 2.28m)

Double glazed window to rear, radiator, inset lighting.

### Bathroom:

Frosted double glazed window to side, panel bath with shower attachment, low level wc, vanity wash hand basin, fully tiled walls and floor, inset lighting, towel rail.

## SECOND FLOOR:

### Landing:

Walk in wardrobe, with further eaves storage cupboard behind.

### Master Bedroom & En-Suite

## Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**