

CRENDON HOUSE

Est. 1971

**Edwards Court, Bourne End
£750,000 - Freehold**

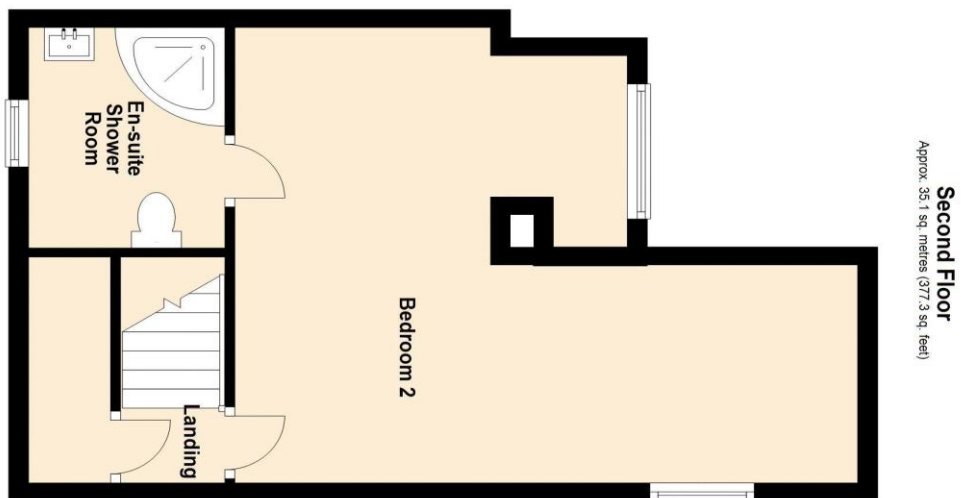
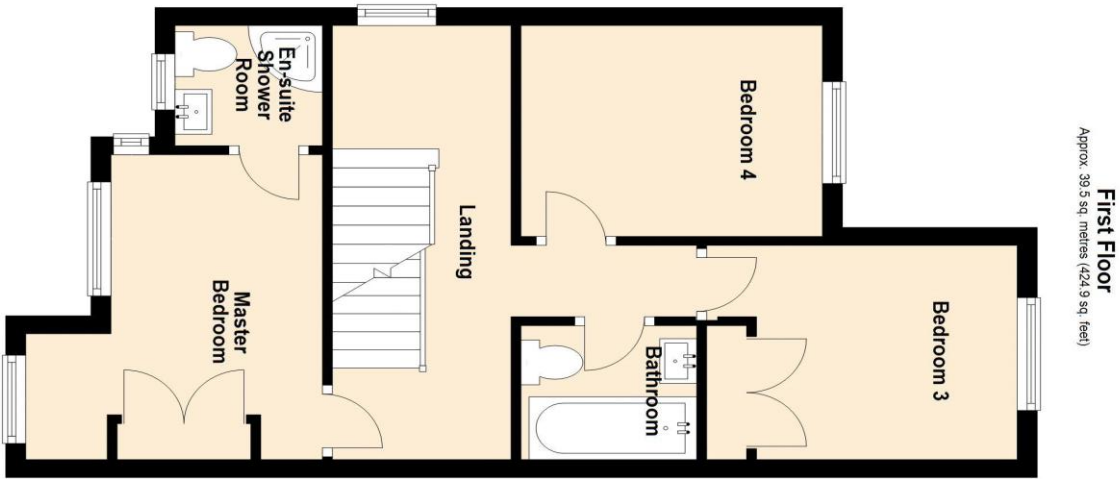
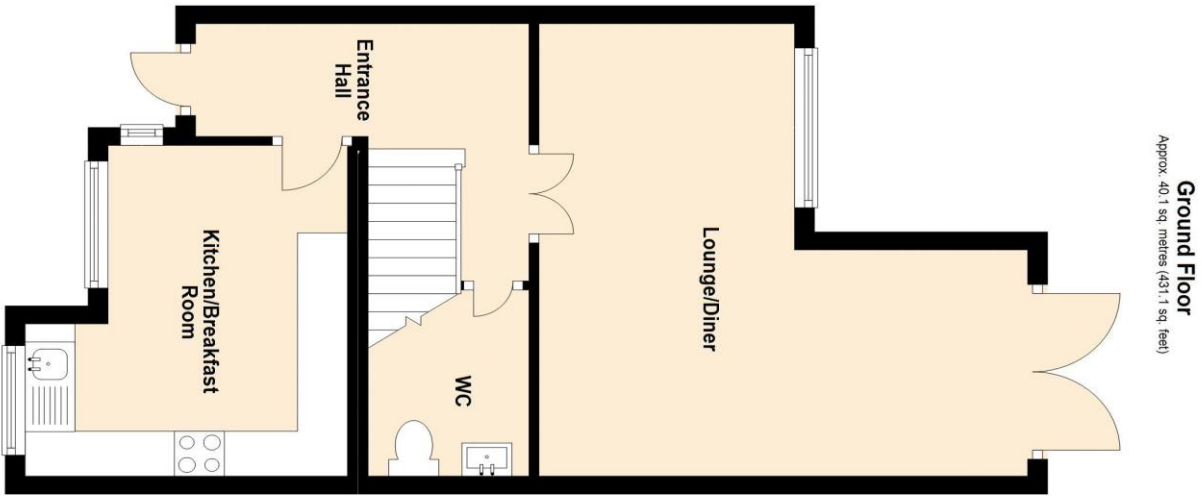


A modern detached house in the heart of Bourne End, tucked away on a quiet cup-de-sac, and offered to the market with no chain. Built to a high specification only 10 years ago by a local reputable builder the property offers flexible living over three floors, with 4 double bedrooms, 2 with en-suites, a further family bathroom and downstairs cloakroom, kitchen/breakfast room and open plan living/dining room with patio doors out to the level rear garden. There is a driveway to the side for 2 vehicles and the property is in a secluded spot at the end of a private road, which has an annual service charge of approximately £320 for the upkeep of the private road. EPC Rating: B Council Tax Band: G

**Detached House
4 Bedrooms
Short Walk to Station**

**No Chain
3 Bathrooms
Private Cul De Sac**

2 Edwards Court, Furlong Road, Bourne End, Buckinghamshire, SL8 5FN



Total area: approx. 114.6 sq. metres (1233.3 sq. feet)

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

Accommodation Comprises:

GROUND FLOOR:

Entrance Hall:

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

Cloakroom:

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

Lounge/Diner:

17' 5" max x 16' 1" (5.3m x 4.9m)

Double glazed window to rear and double glazed French doors to rear, wood flooring, radiator, downlights.

Kitchen/Breakfast Room:

12' 4" x 12' 4" into recess (3.76m x 3.76m)

Fitted with a range of eye and base level high gloss units and granite work surfaces over, inset stainless steel sink and drainer bowls, range cooker with extractor hood over, integral fridge, integral freezer, integral dishwasher and integral washing machine, cupboard housing wall mounted boiler, ceramic tiled flooring with under floor heating, two double glazed windows to front aspect.

FIRST FLOOR:

Landing:

Double glazed window to side, radiator, doors to all rooms and stairs rising to second floor.

Master bedroom:

11'10" x 11'9" max, 8'9 min (3.6m x 3.58m max, 8'9 min)

Two double glazed windows to front, radiator, inset lighting, Built in Wardrobe, door to

Ensuite Shower Room:

Frosted double glazed window to front, walk in shower cubicle, enclosed cistern WC, wash hand basin with vanity unit below, fully tiled walls and floor, under floor heating, heated towel rail, extractor fan, inset lighting.

Bedroom 3:

11' 2" x 7' 10" (3.4m x 2.4m)

Double glazed window to rear, built in wardrobe, radiator, inset lighting.

Bedroom 4:

9'7" x 8'2" (2.92m x 2.49m)

Double glazed window to rear, radiator.

Bathroom:

Frosted double glazed window to side, panel bath with shower attachment, enclosed cistern WC, wash hand basin with vanity unit under, fully tiled walls and floor, under floor heating, heated towel rail, extractor fan, inset lighting.

SECOND FLOOR:

Landing:

Door to walk in cupboard, with access to further eaves storage, door to

Bedroom 2:

19' 8" max x 16' 5" max (6m x 5m)

Some restricted head height to this large open plan bedroom with dressing or study area, double glazed window to rear, velux window to side, radiator, door to

En-suite Shower Room:

Walk in shower cubicle, enclosed cistern WC, wash hand basin with vanity unit under, fully tiled walls and floor, under floor heating, heated towel rail, extractor fan.

OUTSIDE:

Front Garden

Small fenced garden with shrubs, pathway to front door.

Rear Garden

Fully fenced level garden with patio area and the rest is laid to lawn with raised flower beds and shrubs, garden shed and gated side access to driveway.

Driveway

Driveway parking for 2 vehicles at the side with gated side access.

Council Tax Band: G

EPC Rating: B

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**