

CRENDON HOUSE

Est. 1971

Chalklands, Bourne End
£730,000 - Freehold



Within a very short level walk of Bourne End town centre, train station and the Thames river this property is set on an extremely popular and quiet cut-de-sac in the heart of the village. Offering three double bedrooms and a large family bathroom upstairs with an additional study area providing ample space to create an en-suite or dressing room. Downstairs the accommodation has a lovely flow, with each room being extremely light and spacious. There is an open plan living area that flows beautifully out to the level and private rear garden with a large sunny entertaining area. At the front of the home the kitchen diner is modern and well equipped and leads out to the large utility room and boot room at the side of the house with access to the front of the house and the rear garden; a dog lovers absolute dream for the most practical day to day living solution with your furry friend! the ground floor is completed with a separate study or play room with its own access to the rear garden and a large downstairs cloakroom large enough to convert to a shower room. Having been extremely well maintained by the current owners this property is ready to move and settle straight into. Viewing thoroughly recommended. EPC: C Council Tax Band: F

Three Double Bedrooms
Open Plan Living
Popular Private Road

Large Kitchen Diner
Secluded and Enclosed Garden
Very Short Walk to Bourne End

7 Chalklands, Bourne End, Buckinghamshire, SL8 5TQ



Accommodation Comprises:

Ground Floor:

Entrance Porch:

Door into:

Entrance Hall:

Radiator with radiator cover, doors to:

Kitchen/Breakfast Room:

Light open room with two double glazed windows to front and space for a large breakfast table. Fitted with a range of base and eye level units with wood work surfaces over and tiled splash back areas. Space for a freestanding range oven, space for a large American style fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink unit with drainer and mixer tap, double glazed door to Utility room.

Living/Dining Room:

Open plan room with double glazed patio doors to the rear entertaining patio and two double glazed windows to the rear, radiators, feature fireplace with electric fire.

Study/Play Room:

Double glazed door to rear aspect, wood laminate flooring.

Utility/Boot room:

Double glazed roof allowing so much natural light to flow through this long room with side access from the front of the house and also access to the rear garden through double glazed doors, radiator, one area fitted with a range of base and eye level units with work surfs over and space and plumbing for both washing machine and tumble dryer.

Cloakroom :

Low level WC, wash hand basin set in vanity with storage under, frosted double glazed window to side, tiled floor, heated towel rail.

First Floor:

First Floor Landing:

Open plan area with double glazed window to side aspect and large built in cupboard.

Bedroom 1:

Double glazed window to rear, built in wardrobes, radiator.

Bedroom 2:

Double glazed window to front, radiator, built in wardrobe.

Bedroom 3:

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

Bathroom:

Newly refined with a panel enclosed bath with mixer tap and shower attachment, large walk in shower cubicle with tiles walls and glass door, low level WC, wash hand basin set in vanity with storage under, part tiles walls, wood effect tiled floor, extractor fan, heated towel rail, frosted double glazed window to front.

Outside:

Driveway:

Parking for 2+ vehicles with mature shrub and hedge borders and a little lawn area.

Rear Garden:

Level and fully fenced with a large patio entertaining area with the rest predominately laid to lawn. Two sheds, side access through the utility/boot room. South facing, the garden is an absolute sun trap for a large part of the day

Council Tax Band: F

EPC Rating: C

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