



5 Bramley Gardens, Bourne End  
£900,000



Robertsons

# 5 Bramley Gardens

Bourne End, Buckinghamshire

A spacious and beautifully presented semi detached family home set in the heart of this highly sought after riverside village. The property is the former show home in this delightful development built in 2015 by Shanly Homes. Entrance hall, Cloakroom, Sitting room, Kitchen/Dining/Living room, Utility room, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Garden, Garage and parking.

## Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, downlighters, window to front, white shutters to window

## Cloakroom

Low level W.C., wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, fitted mirror, downlighters

## Sitting room

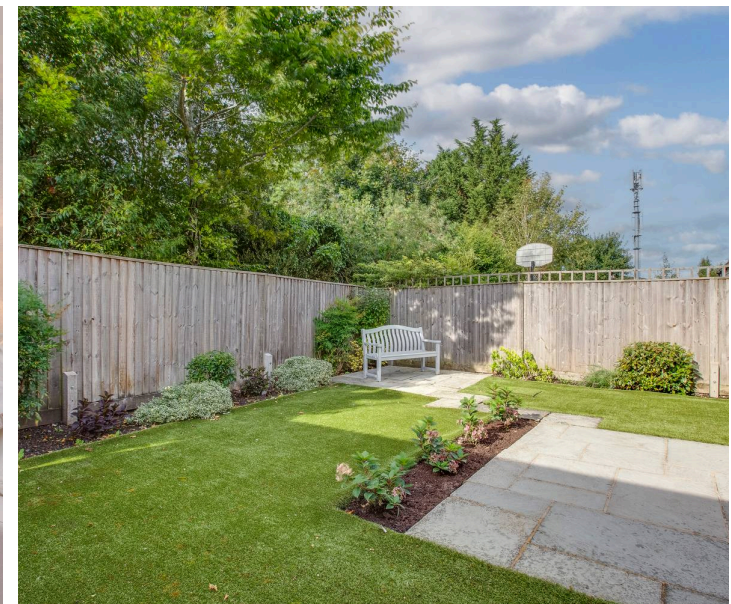
Attractive Gazco Eclipse 100 gas fire with graphite frame, logs, and LedgeStone effect back, radiator, two windows to front with white shutters

## Kitchen/Dining/Living room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in John Lewis double oven (new 2020), fitted AEG microwave, fitted four ring AEG induction hob with AEG extractor over, quartz worktops, integrated AEG dishwasher and AEG integrated fridge/freezer (new January 2020), downlighters, window to rear Dining/Living area- Double doors to garden with full length curtains, two radiators, two windows to side with white shutters

## Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer taps and drainer, space and plumbing for washing machine, space for appliance, cupboard housing Potterton gas fired central heating boiler, tiled flooring, radiator, downlighters, window to side, Kinetic Water softener





Stairs to second floor, downlighters, radiator, airing cupboard housing Megaflo hot water cylinder and shelved storage

**Bedroom 1**

Two radiators, range of fitted wardrobes, downlighters, two windows to front and side, white shutters to the two front windows

**En suite shower room**

Double shower cubicle housing fitted shower unit and rainfall shower, low level W.C., wash hand basin with mixer tap, part tiled walls, tiled flooring, heated towel rail, downlighters, fitted mirror, shaver point, quartz window sill, window to side

**Bedroom 2**

Radiator, downlighters, two windows to side and rear, white shutters to all windows

**Bedroom 3**

Radiator, window to front, white shutters to all windows

**Bathroom**

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, part tiled walls, downlighters, large quartz window sill, window to rear

**Landing**

Second landing leading to eaves storage and bedroom 4, radiator

**Bedroom 4**

Range of fitted wardrobes, velux window to side and window to front

**Front garden/Parking**

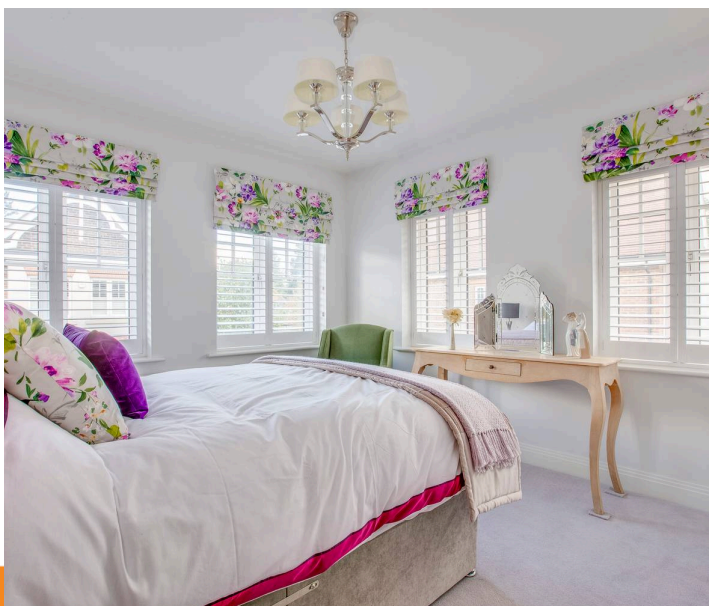
There is parking for one/two cars in front of the garage

**Garage**

With metal up and over door, light and power

**Rear garden**

A low maintenance garden with a paved patio leading to the remainder of garden which is laid to artificial grass with flower and shrub borders. All is enclosed by panelled fencing. The garden extends to 23' x 29' with gated side



Approximate Gross Internal Area  
 Ground Floor = 68.9 sq m / 742 sq ft  
 First Floor = 62.1 sq m / 668 sq ft  
 Second Floor = 29.3 sq m / 315 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 173.2 sq m / 1864 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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