



Rancho, Marlow Road, Bourne End

£600,000



Rancho, Marlow Road

Bourne End, Buckinghamshire

A beautiful character cottage in the heart of the popular riverside village which has been sympathetically extended and recently improved to a high specification. Entrance hall, Sitting room, Dining room opening to Refitted Kitchen, Two double bedrooms, Refitted Bathroom, Gas central heating, Double glazing, Recently fitted carpets, Off street parking with car turntable, 64' rear gardens. Viewing recommended. (Planning permission was granted in 2021 for a loft conversion which would provide a further bedroom with en suite).

Tenure: Freehold

Entrance hall

Radiator, tiled flooring, fuses and meters, stairs to first floor

Sitting room

Radiator, exposed floor boards, bay window to front

Dining room

Tiled fireplace, exposed floorboards, radiator, under stairs storage cupboard housing Worcester gas fired central heating boiler, opening to Kitchen

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Bosch oven, fitted five ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, built in dishwasher, radiator, down lighters, window to rear, double doors to garden





First floor

Landing

Fitted shelved storage cupboard, window to side

Bedroom 1

With attractive cast iron fireplace with tiled hearth, access to boarded loft space, two radiators, two windows to front

Bedroom 2

With attractive cast iron fireplace, radiator, window to rear

Bathroom

White suite comprising panelled bath with shower over, low level W.C., wash hand basin with mixer tap and storage under, heated towel rail, two wall light points, part tiled walls, tiled flooring, two windows to rear

Front garden/Parking

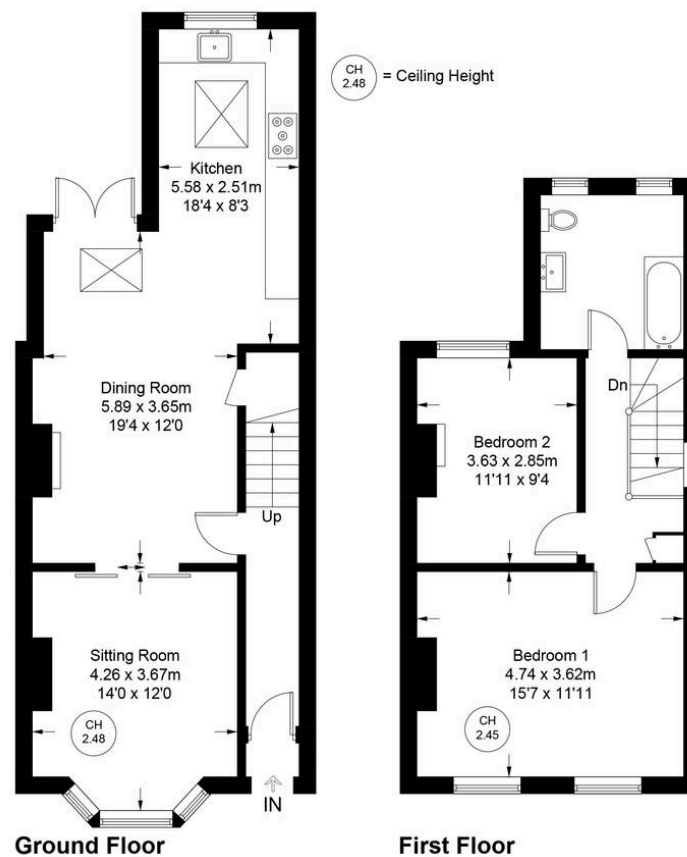
A block paved driveway provides parking with a car turntable which allows you to park and exit in a forward direction.

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. All is enclosed by panelled fencing and extends to 64' x 20'.



Approximate Gross Internal Area
 Ground Floor = 55.1 sq m / 593 sq ft
 First Floor = 42.8 sq m / 461 sq ft
 Total = 97.9 sq m / 1054 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.



Robertsons