



115 Chalklands, Bourne End

£475,000



Robertsons



# 115 Chalklands

Bourne End, Bourne End

A semi detached bungalow quietly situated in this highly sought after location within a short walk of the village centre and the River Thames. Entrance hall, Kitchen, Sitting room, Conservatory, Two bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking, Good sized garden. NO CHAIN.

Council Tax band: D

Tenure: Freehold







### **Entrance hall**

Radiator, access to loft space, wall thermostat, built in storage cupboard

### **Kitchen**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Hotpoint oven, fitted four ring Hotpoint hob with extractor over, space for fridge, space for freezer, radiator, part tiled walls, wall mounted British Gas' gas fired central heating boiler, window to side, door to Conservatory

### **Sitting room**

With brick built open fireplace, radiator, sliding doors to garden

### **Conservatory**

Electric heater, Sliding doors to garden

### **Bedroom 1**

Radiator, fitted double wardrobe, window to front

### **Bedroom 2**

Radiator, fitted storage cupboards, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front



### **Bathroom**

White suite comprising panelled bath with mixer tap and fitted shower over, wash hand basin with mixer tap and cupboards under, low level W.C., shaver point, tiled walls, radiator, window to side



### **Front garden/Parking**

A block paved driveway provides parking for several cars. The remainder is laid to lawn with well stocked flower and shrub borders

### **Garage**

With electric up and over door, light and power, door to garden, window to side

### **Rear garden**

A block paved patio leads to the remainder of garden

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft  
Garage = 19.2 sq m / 207 sq ft  
Total = 95.3 sq m / 1026 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 Estate Agents

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