



Broome House, Marlow Road, Bourne End

£950,000





# Broome House, Marlow Road

Bourne End, Buckinghamshire

A beautiful 1930s built family home recently extended to provide bright and spacious living accommodation. Entrance hall, Cloakroom, Sitting room, Dining room, Family room/Bedroom 5, Kitchen/Breakfast/Living room with full width bi folding doors to garden, Bedroom 1 with en suite Bathroom, Three further bedrooms, Family Bathroom, Gas central heating, Double glazing, Ample parking, Level 64' rear garden.

## Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard

## Cloakroom

Low level W.C., wash hand basin with mixer tap and tiled splash back, down lighter

## Sitting room

Attractive cast iron fireplace. This is a working fire with wooden surround and tiled hearth. Also radiator, wall light point, bay window to front, opening to dining room

## Dining room

Radiator, feature fireplace, dimmer switch

## Family room/Bedroom 5

Radiator, window to front

## Kitchen/Breakfast/Living room

A great L-shaped open plan space with full width bi folding doors to the garden. Fitted with a range of eye and base level units incorporating sink unit with Insinkerator boiling water tap, integrated dishwasher, space for range oven, space for fridge/freezer, space for wine cooler, two radiators, island with seating for six people, down lighters, window to front, two velux window to side, dimmer







### Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for dryer, cupboard housing wall mounted Worcester gas fired central heating boiler, down lighters, stable door to garden

### First floor

#### Landing

Stairs to second floor, window to side

#### Bedroom 2

Radiator, dimmer switch, window to rear

#### Bedroom 3

Radiator, cast iron fireplace, bay window to front, dimmer switch,

#### Bedroom 4

Radiator, windows to rear and side

### Second floor

#### Landing

Window to side

#### Bedroom 1

Eaves storage cupboards, radiator, down lighters, velux window to side, window to rear

### En suite shower room

Walk in shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and tiled splash back, heated towel rail, down lighters, velux window to side, part tiled walls, tiled flooring

### Front garden/Parking

A gravelled driveway provides parking for three/four cars. The garden is nicely enclosed by mature hedging and fencing

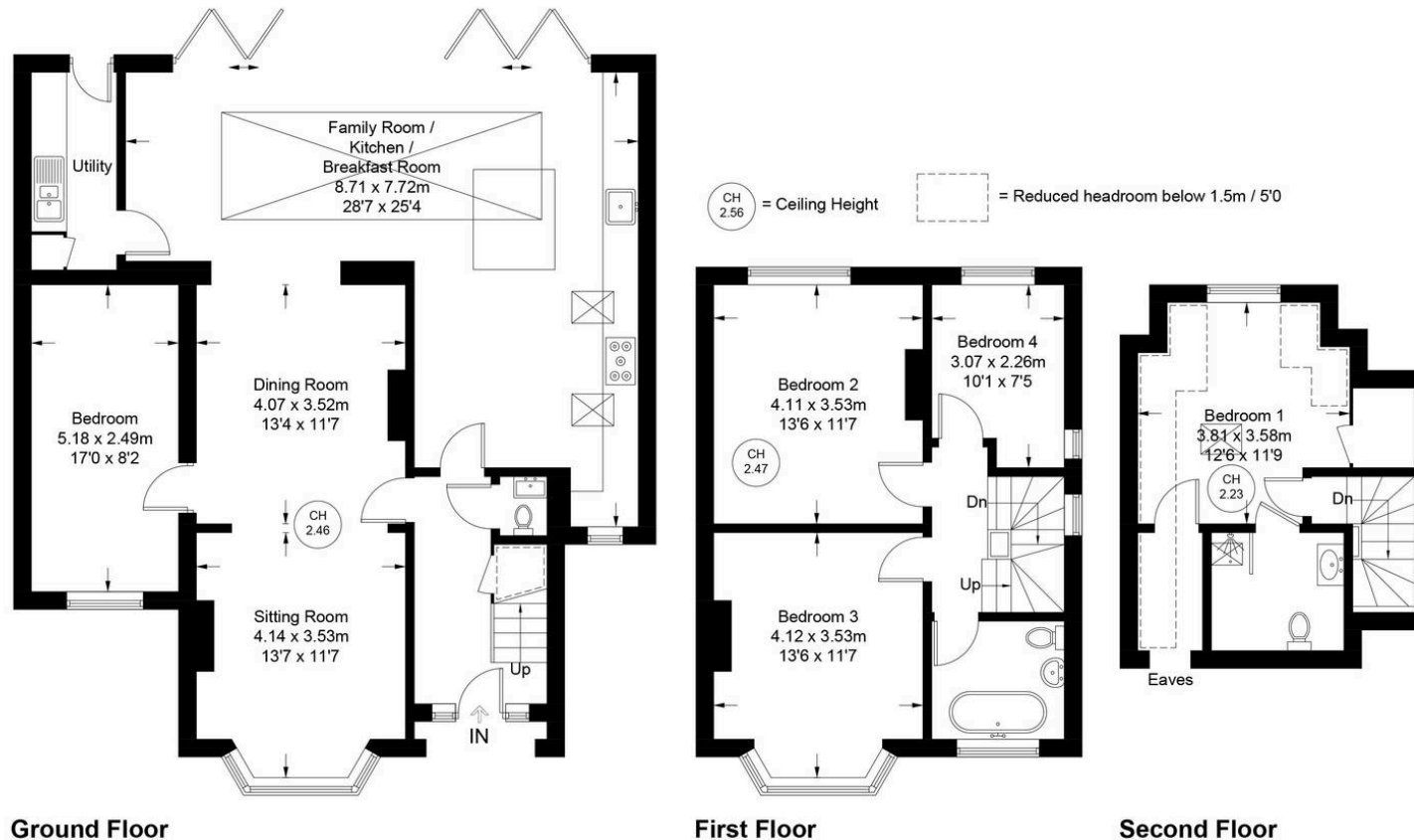
### Rear garden

An L-shaped patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders and a 9ft x 7ft shed. There is also outside wall lighting, tap and double power socket. All is enclosed by panelled fencing and extends to 64'.





Approximate Gross Internal Area  
 Ground Floor = 104.9 sq m / 1129 sq ft  
 First Floor = 47.1 sq m / 507 sq ft  
 Second Floor = 24.5 sq m / 264 sq ft  
 Total = 176.5 sq m / 1900 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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