



45 Southbourne Drive, Bourne End

£800,000



45 Southbourne Drive

Bourne End, Buckinghamshire

An extended, well presented detached family home situated in a cul-de-sac in the village centre. Entrance porch, Entrance hall, Shower room, Kitchen/Breakfast room, Utility room, Family room/Bedroom 4, Sitting room, Dining room, Three first floor bedrooms, Family bathroom, Gas central heating, Double glazing, Attractive rear garden, Garage and parking. NO CHAIN.

Entrance porch

Double doors to Entrance hall

Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator, built in storage cupboard

Shower room

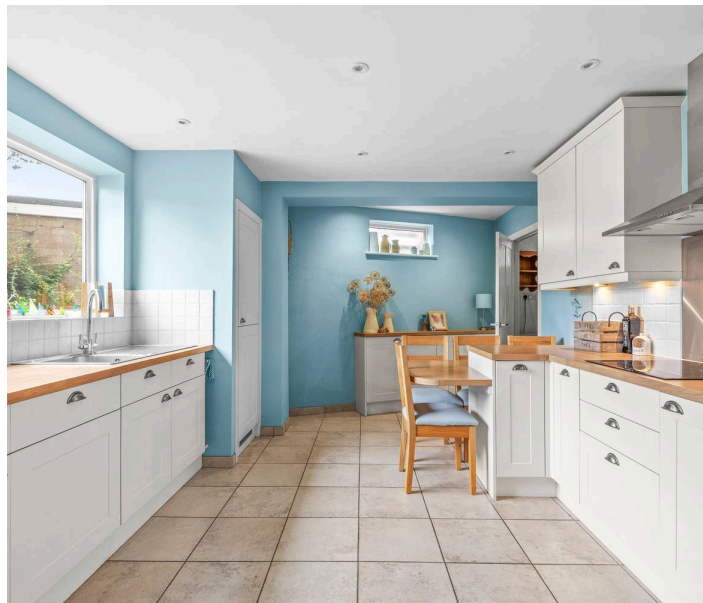
Shower cubicle housing fitted Triton shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, low level W.C., heated towel rail, shaver point, fitted mirrored cupboard, tiled walls, tiled flooring, skylight

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Zanussi double oven, Zanussi microwave, built in fridge, built in dishwasher, built in shelved larder, fitted breakfast bar with seating for three/four people, Hotpoint four ring hob with stainless steel splash back and extractor over, part tiled walls, down lighters, tiled flooring, windows to front and side

Utility room

With space and plumbing for washing machine, space for fridge/freezer, sink unit with drainer and cupboards under, part tiled walls, tiled flooring





Bedroom 4/Family room

Two radiators, wooden flooring, double doors to garden, window to rear

Sitting room

With sliding patio doors to garden, radiator, two wall light points, window to rear, archway to Dining room

Dining room

Radiator, dimmer switch, window to rear

First floor

Landing

Access to loft space, window to side

Bedroom 1

With a range of fitted wardrobes, radiator, window to rear

Bedroom 2

Radiator, shelved storage cupboard, two windows to front

Bedroom 3

Radiator, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., radiator, part tiled walls, window to front

Front garden/Parking

A driveway provides parking. The remainder is laid to lawn with flower and shrub borders

Garage

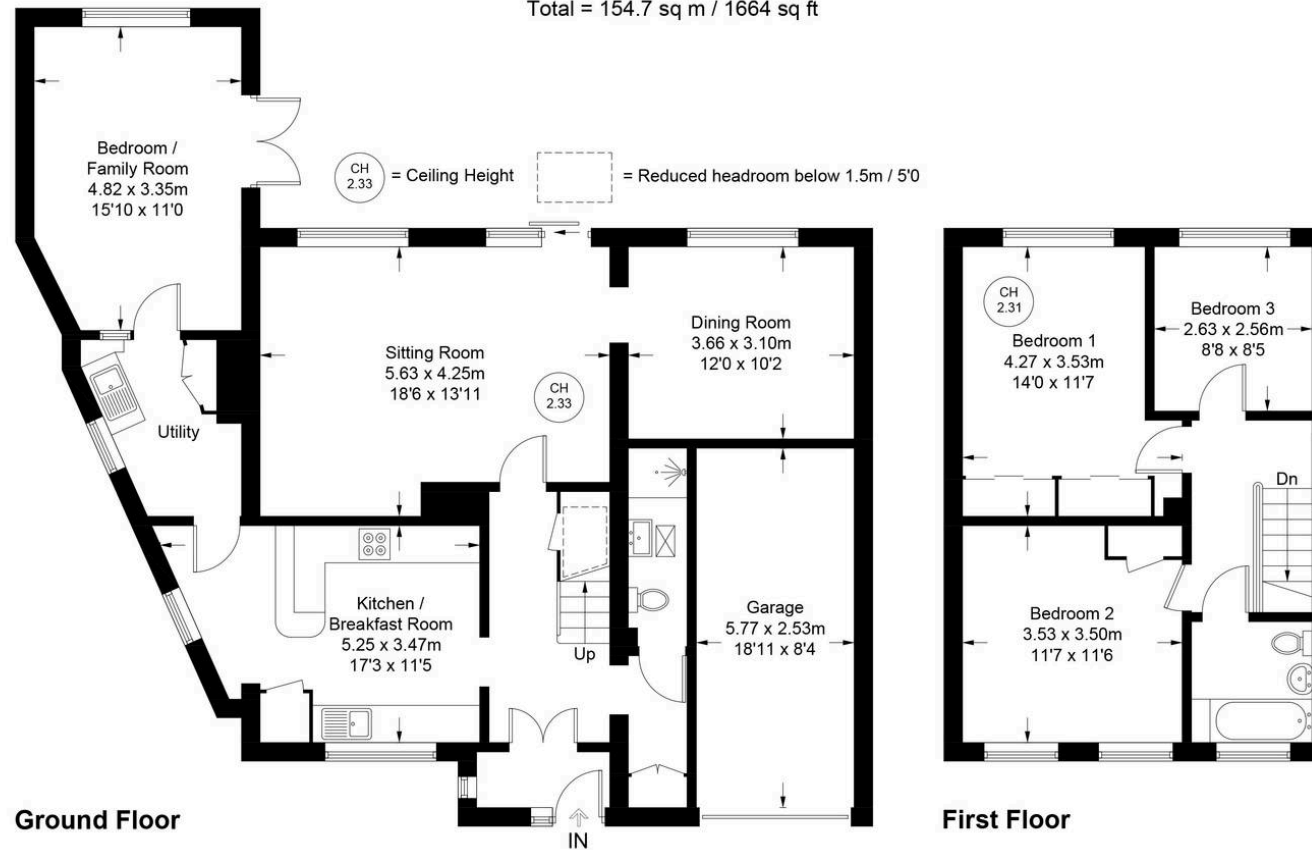
With metal up and over door, light and power

Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is an area of decking to the rear of the garden. All is enclosed by panelled fencing and extends to 40' x 63' (average measurement). Please note that the bottom section of the garden is rented from British Rail for a nominal amount. Please ask for further details.



Approximate Gross Internal Area
 Ground Floor = 94.7 sq m / 1019 sq ft
 First Floor = 45.2 sq m / 486 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 154.7 sq m / 1664 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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