



5 HIGHFIELD ROAD, BOURNE END
PRICE: £530,000 FREEHOLD

am ANDREW
MILSON

**5 HIGHFIELD ROAD
BOURNE END
BUCKS SL8 5BE**

PRICE: £530,000 FREEHOLD

A three bedroom semi-detached property requiring updating situated within a level walk of Bourne End village centre.

**PRIVATE REAR GARDEN: THREE
BEDROOMS: BATHROOM**

**ENTRANCE HALL: CLOAKROOM: UTILITY :
LIVING ROOM: KITCHEN/BREAKFAST
ROOM: GAS CENTRAL HEATING TO
RADIATORS: DOUBLE GLAZING:
DRIVEWAY PARKING
NO ONWARD CHAIN.**

TO BE SOLD: This mature three bedroom semi-detached property with good sized garden and off road parking is in need of updating and is offered with the benefit of having no onward chain. The property has a good sized kitchen/breakfast room and living room (with log burner) which opens to the garden. There is a ground floor cloakroom and utility. Three first floor bedrooms are served by a first floor bathroom. Number 5 is situated on a popular road within a short level walk of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Front door to

ENTRANCE HALL with turning stairs to First Floor Landing with storage under.

CLOAKROOM with low level wc, wash hand basin, tiled floor.

LIVING ROOM with fireplace opening with wood burning stove, patio doors to garden.



KITCHEN/BREAKFAST ROOM fitted with a range of wall and base units, work tops with gas hob and electric oven, sink unit, larder cupboard with shelving & window, appliance space, tiled floor, door to garden.



UTILITY ROOM with sink unit, work top, space & plumbing for washing machine, wall mounted Potterton gas fired boiler, tiled floor.

FIRST FLOOR

LANDING with airing cupboard housing hot water tank.

BEDROOM ONE a rear aspect double room, access to loft space.



BEDROOM TWO with wardrobe cupboards, aspect to rear.

BEDROOM THREE aspect to front, wardrobe cupboard with storage above.

BATHROOM with panelled bath with overhead shower, wash hand basin with cupboard below, low level wc, window.

OUTSIDE

TO THE FRONT is a driveway providing off street parking for two cars.

TO THE REAR is a good sized established private garden with deck/terraced area being mostly laid to lawn with mature hedging/shrubbery to the borders.. Timber shed.



BOU 257 **EPC BAND: D**

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **SL8 5BE** the subject property will be found on the right hand side as you turn into Highfield Road from Cores End Road.

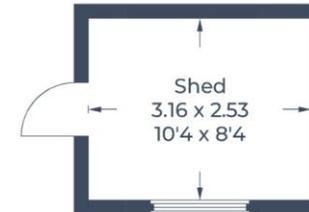
MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

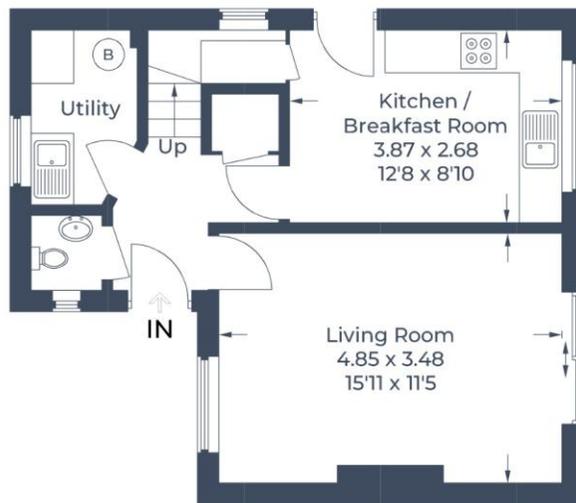
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

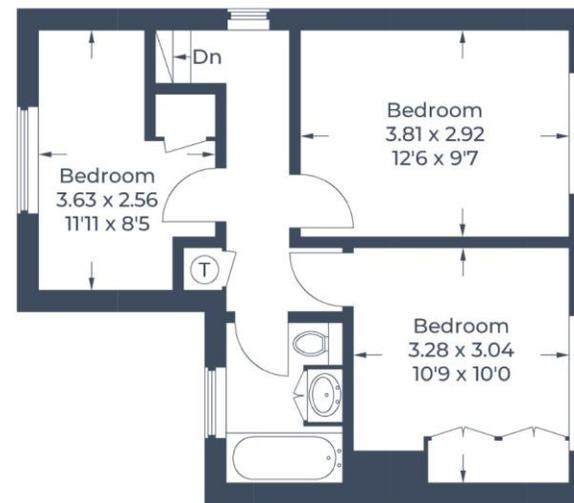
Approximate Gross Internal Area
Ground Floor = 41.0 sq m / 441 sq ft
First Floor = 40.5 sq m / 436 sq ft
Shed = 8.0 sq m / 86 sq ft
Total = 89.5 sq m / 963 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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