



BRIDGESTONE DRIVE, BOURNE END
PRICE: £349,950 FREEHOLD

am ANDREW
MILSOM

**71 BRIDGESTONE DRIVE
BOURNE END
BUCKS SL8 5XG**

PRICE: £349,950 FREEHOLD

With no chain above, a spacious two bedroom terraced home on this popular development within close proximity of Bourne End village centre.

**PRIVATE GARDEN
TWO DOUBLE BEDROOMS
BATHROOM
ENTRANCE HALL
EXTENDED LOUNGE/DINER
KITCHEN WITH OVEN & HOB
DOUBLE GLAZING
OFF ROAD PARKING SPACE
ELECTRIC HEATING**

TO BE SOLD A surprisingly spacious two bedroom middle of terrace home requiring updating though having been well maintained just under half a mile from Bourne End village centre which provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or M40/25 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station.

The accommodation comprises:

Replacement part glazed front door to:

ENTRANCE HALL with staircase rising to first floor with cupboard below, night storage heater, meter cupboard, window to front.



LOUNGE/DINER with sun 'room' addition featuring double glazed doors to the rear garden, night storage heater.



KITCHEN/BREAKFAST ROOM with a range of base & eye level units with laminate work surfaces, integrated oven with electric hob over & extractor

above, single drainer sink unit, space and plumbing for washing machine, space for fridge/freezer, aspect to front.

FIRST FLOOR

LANDING with access to loft space.



BEDROOM ONE a rear aspect room with built in wardrobe cupboards, electric convector radiator.



BEDROOM TWO a front aspect room with two windows, airing cupboard with hot water tank, wardrobe cupboard, electric convector radiator.



BATHROOM with coloured suite comprising enclosed panel bath with wall mounted shower & screen, pedestal wash hand basin, low level wc, part tiled walls.

OUTSIDE

To the **FRONT** there is a modest level garden area and a driveway providing off road parking for one vehicle.



The **REAR GARDEN** is modest in size and mainly laid to lawn with panel fence surround, some floral/shrub borders and a paved patio area adjoining the house and to the rear by the timber garden shed.

EPC RATING To be confirmed

COUNCIL TAX BAND D

REF: BOU256

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office in The Parade turn right and at the mini-roundabout turn left into Cores End Road and second right into Millboard Road. Turn left into Bridgestone Drive where the subject property can be found in the first cul de sac on the left hand side.

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 and furnishings.

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.

Approximate Gross Internal Area
Ground Floor = 34.7 sq m / 373 sq ft
First Floor = 26.8 sq m / 288 sq ft
Total = 61.5 sq m / 661 sq ft



First Floor



Ground Floor

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

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