



**40 BLIND LANE, BOURNE END**  
**PRICE: OFFERS OVER £750,000 FREEHOLD**

**am** ANDREW  
MILSON

**40 BLIND LANE  
BOURNE END  
BUCKS SL8 5JY**

**PRICE: OFFERS OVER £750,000 FREEHOLD**

A superbly presented bay fronted four bedroom semi detached family home in a sought after residential setting within walking distance of the village centre.

**ATTRACTIVE REAR GARDEN: FOUR SPACIOUS BEDROOMS WITH ENSUITE SHOWER & DRESSING AREA TO MAIN & STYLISH FAMILY BATHROOM: HALL: CLOAKROOM: SITTING ROOM: LIVING ROOM WITH FRENCH DOORS: SUPERB KITCHEN/BREAKFAST/DINING ROOM WITH BIFOLDS TO GARDEN : UTILITY ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: AMPLE STONE DRIVEWAY USEFUL FRONT STORE**

**TO BE SOLD** a well-positioned and thoughtfully extended 1950's bay fronted semi-detached home in excellent condition throughout with updated fittings and tasteful décor adding to a wonderful sense of flow making this a delightful family home. There are two main reception rooms and a 'hub of the home' kitchen/breakfast/dining room with island, range style cooker and bifolds connecting to the delightful mainly lawned garden. Upstairs the four generous sized bedrooms are served by a modern ensuite & luxury family bathroom. There is ample driveway parking. Bourne End is a desirable Thameside village with thriving shops, cafes and pubs. The railway station provides links via Maidenhead, to central London on the Elizabeth Line. The M4 and M40 motorways are easily accessible via the A404 Marlow bypass at Maidenhead and High Wycombe respectively. The larger Thameside town of Marlow is close by and the picturesque village of Cookham is a few minutes drive and a pleasant walk along the Thames path.

The accommodation comprises in greater detail the following:

Covered Entrance & replacement front door to

**ENTRANCE HALL** with glass and oak staircase to first floor, oak flooring.

**CLOAKROOM** with wash hand basin, low level wc, heated towel rail, tiled floor, window.



**SITTING ROOM** an attractive room with front aspect bay window with shutters, fireplace recess, oak flooring.



**LIVING ROOM** with French doors to garden terrace, fireplace recess with woodburning stove, oak flooring, understair cupboard, cloaks cupboard, full height opening to kitchen/breakfast/dining room.



**KITCHEN/BREAKFAST/DINING ROOM** a lovely family cooking, gathering and eating hub with bifold leading to the secluded lawned garden. Featuring a comprehensive range of oak fronted base and eye level drawers and cupboards with granite worktops incorporating a butler sink unit with mixer tap, Belling range style cooker with Smeg extractor hood over, separate island with storage below and Iroko work top, lovely over lighting to island & dining table, integrated dishwasher, space for fridge/freezer, windows to both sides, tiled flooring, door to

**UTILITY ROOM** with space and plumbing for washing machine and tumble dryer, worktop, tiled floor, door to outside.

**FIRST FLOOR LANDING** access to loft space, gas fired boiler.



**BEDROOM ONE** a spacious double room approached via **dressing area** with ample wardrobes, aspect to rear with window shutters, wood effect vinyl floor, door to ensuite shower room.



**BEDROOM TWO** a front aspect double room with bay view and shutters, built in wardrobe cupboards.

**BEDROOM THREE** with wardrobe cupboards, fireplace recess, aspect to rear with shutters.

**BEDROOM FOUR** with two front windows with shutters.



**ENSUITE SHOWER ROOM** with double shower with overhead shower & controls, wash hand basin with cupboards below, low level wc, vinyl floor, high ceiling with velux window.



**BATHROOM** beautifully fitted with bespoke suite of stylish shaped bath, shower cubicle with overhead shower & controls, circular sink unit with cupboards below, low level wc, high ceiling with velux window, recessed tiled display, vinyl floor.

## **OUTSIDE**

To the **FRONT** there is stone gravel driveway for

ample off road parking. Gated side access to rear.

To the **REAR** is a good sized and private lawned **GARDEN** with reverse L shaped paved patio area with sleepers, mature shrubs & trees to the side border with panel fenced enclosure.



**REF: BOU270 EPC Rating C**  
**Council Tax Band E**

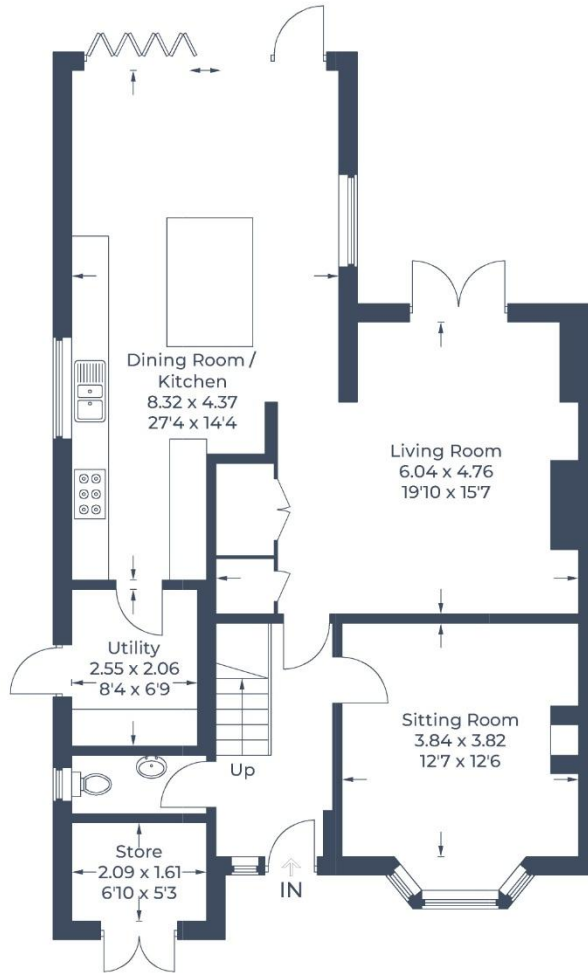
**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** using the postcode **SL8 5JY** turn right into the service road off Blind Lane and number 40 will be found on the right hand side

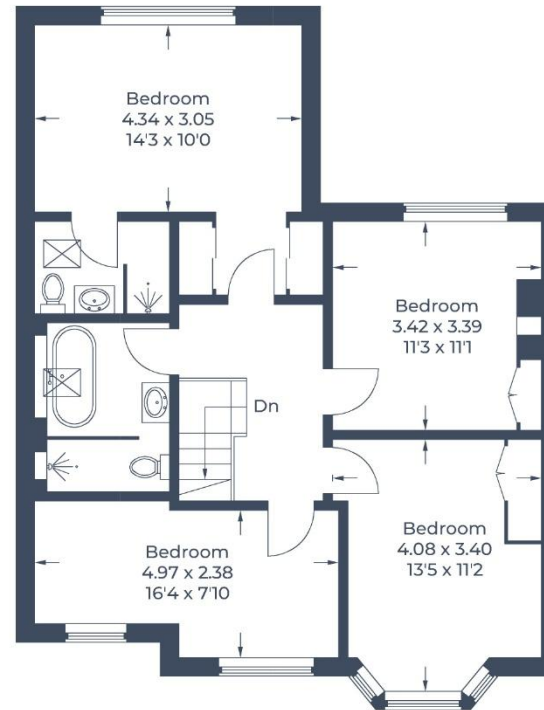
**ANTI MONEY LAUNDERING (AML)** All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

Approximate Gross Internal Area  
Ground Floor = 90.0 sq m / 969 sq ft  
First Floor = 72.1 sq m / 776 sq ft  
Store = 3.7 sq m / 40 sq ft  
Total = 165.8 sq m / 1,785 sq ft



**Ground Floor**



**First Floor**

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