MARLOW ROAD, BOURNE END
PRICE: £995,000 FREEHOLD

ANDREW MILSOM



NETHERAVON
MARLOW ROAD
BOURNE END
BUCKS SL8 5SP

PRICE: £995,000 FREEHOLD

A stunning remodelled four bedroom detached family home of contemporary interior including fabulous kitchen/dining/family room with bifolds to garden – level stroll to the village centre, rail station & river Thames.

LANDSCAPED REAR GARDEN

FOUR BEDROOMS WITH TWO MODERN ENSUITE SHOWER ROOMS & STYLISH BATHROOM

RECEPTION HALL WITH CLOAKROOM

LIVING ROOM WITH FIREPLACE

STUNNING KITCHEN/DINING/FAMILY ROOM & UTILITY ROOM

MODERN GAS CENTRAL HEATING BOTH UNDERFLOOR & RADIATORS

WOOD EFFECT KARNDEAN LVT FLOORING

SHUTTERS TO PRINCIPAL ROOMS

HIGH SPECIFICATION THROUGHOUT

BOARDED LOFT SPACE

AMPLE DRIVEWAY PARKING

TO BE SOLD An immaculate detached family home of spacious design having been the subject of a 'high specification' makeover and now offering beautifully presented interior with cutting edge choices and stand out principal rooms, including a fantastic kitchen as the 'hub of the home'. The lay out includes three reception with 'karndean' flooring areas, four lovely bedrooms with two ensuite shower rooms and a stylish family bathroom. There is a delightful landscaped private rear garden and ample pavior driveway for off road parking.

The property is situated within level walking distance 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 with Claytons primary school within walking distance. There is a branch line railway station linking, via Maidenhead, to London Paddington. 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

RECEPTION HALL with balustrade staircase rising to first floor, karndean floor.

STUDY with aspect to front, karndean floor.

CLOAKROOM with circular vanity wash basin, low level wc, tiled floor, window.

UTILITY ROOM with storage units, worktop with sink & mixer tap, karndean floor, door to garden, cupboard with gas boiler, pressurised hot water tank &, water softener, aspect to rear.



KITCHEN/DINING/FAMILY ROOM a stunning bespoke fitted room with three meter Italian granite island with induction hob & bar top seating, contrasting base & eye level storage cupboards, large pan & pull out storage drawers, contrasting quartz worktops with sink & Quooker hot water, integrated appliances including oven, microwave, wine fridge, dish washer, fridge/freezer, Karndean floor with underfloor heating, three velux windows, aspect to side, double doors to living room, bifold doors to garden.



LIVING ROOM a front aspect room with working brick fireplace & limestone surround, karndean floor.



FIRST FLOOR with spacious landing, access to good sized boarded loft with light & ladder.

MASTER BEDROOM a lovely spacious double room with aspect to front, door to



EN SUITE SHOWER ROOM with double shower enclosure with overhead & body controls, vanity wash basin, low level wc, heated towel rail, tiled floor.



BEDROOM TWO with aspect to front**,** door to

EN SUITE SHOWER ROOM with double shower cubicle, vanity wash basin, low level wc, heated towel rail, tiled floor, window

BEDROOM THREE with aspect to rear.

BEDROOM FOUR with aspect to rear and deep wardrobe cupboards.

FAMILY BATHROOM with stylish oval shaped bath & mixer tap/shower attachment, twin vanity wash basins, low level wc, tiled floor, window.



OUTSIDE

THE REAR GARDEN is well enclosed and private being mainly laid to a raised lawn with paved patio accessed via wide paved steps from a shingle area adjoining the house. Gated side access to front. Outside lighting. Timber store/workshop.



To the **FRONT** there is block pavior driveway enabling parking for several vehicles.

Ref: BOU311 EPC BAND: C COUNCIL TAX BAND: F

VIEWING: arrange to view with our **Bourne End office on 01628 522666.**

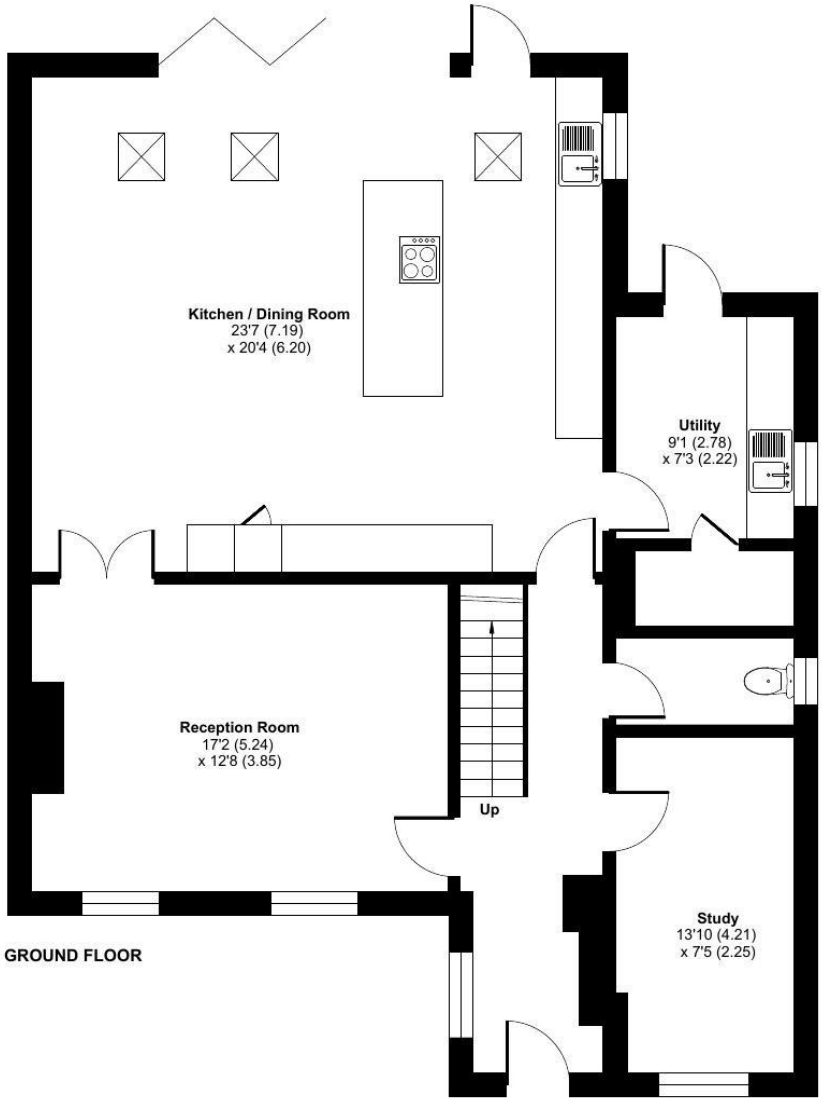
DIRECTIONS from our Bourne End office in The Parade turn left and continue along Marlow Road and Brook Cottage will be found just beyond the shopping parade and offices on the right hand side.

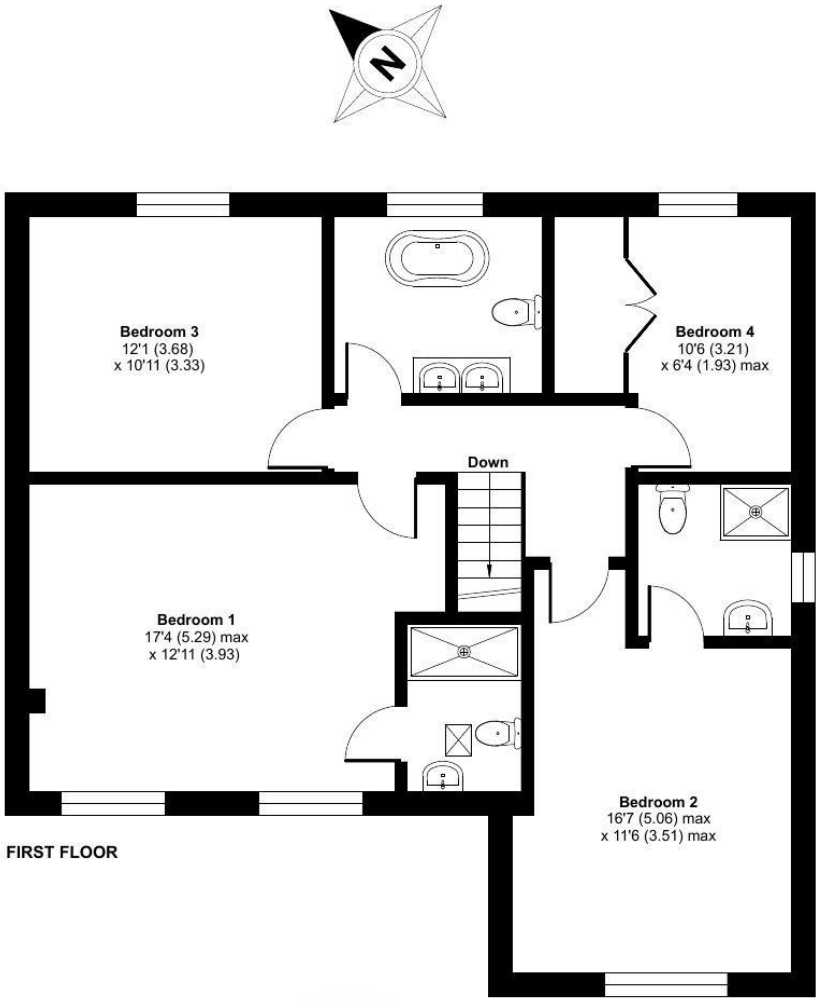
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Marlow Road, Bourne End, SL8

Approximate Area = 1903 sq ft / 176.7 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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