

69 BRIDGESTONE DRIVE
PRICE: £295,000 FREEHOLD



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BOURNE END
BUCKS SL8 5XG**

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A well-presented one bedroom house over two floors with south west facing garden in sought after setting close to the village centre and rail station.

**PRIVATE SOUTHWEST FACING GARDEN
DOUBLE BEDROOM WITH WARDROBES
FULLY TILED WHITE BATHROOM
LIVING ROOM/DINING ROOM
FITTED KITCHEN
DOUBLE-GLAZED WINDOWS
GAS CENTRAL HEATING TO RADIATORS
ONE ALLOCATED PARKING SPACE**

TO BE SOLD: Situated on a popular development within walking distance of Bourne End village and railway station, this one-bedroom home offers well-proportioned accommodation to both ground and first floors and includes kitchen, living/dining room, double bedroom, bathroom, private front garden and one allocated parking space. Bourne End village provides a wide range of amenities for day-to-day needs and enjoys a picturesque stretch of the River Thames. For commuter access to London can be gained by the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington, via Maidenhead main line station.

The accommodation comprises:

Side Entrance front door leading to:

ENTRANCE HALL with wood effect floor, meter

cupboard and stairs to First Floor Landing.



FITTED KITCHEN fitted with a range of modern base & eye level units, aspect to front, ample worktops with single drainer sink unit, integrated Neff electric oven, Neff induction hob with extractor hood over, integrated Bosch dishwasher, space for fridge/freezer and part tiled walls.



LIVING/DINING ROOM with aspect to front.

FIRST FLOOR

LANDING fitted storage cupboard with space and plumbing for washing machine, access into loft space.



DOUBLE BEDROOM aspect to front, fitted wardrobe cupboards also housing gas fired boiler & hot water tank.

BATHROOM suite comprising panel bath with mixer taps & shower unit, pedestal basin, low level w.c, frosted window, heated towel rail.



OUTSIDE



To the **FRONT** of the property is a modest-sized fence enclosed garden which faces south westerly and is mainly laid to shingle with small paving area and mature shrubs.



There is an **ALLOCATED PARKING SPACE** for one car and timber storage shed.

BOU 250

EPC BAND C

COUNCIL TAX BAND C

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. Continue for approximately quarter of a mile turning right into Millboard Road and immediately left onto Bridgestone Drive following along and taking your next left where the subject property can be found ahead of you.

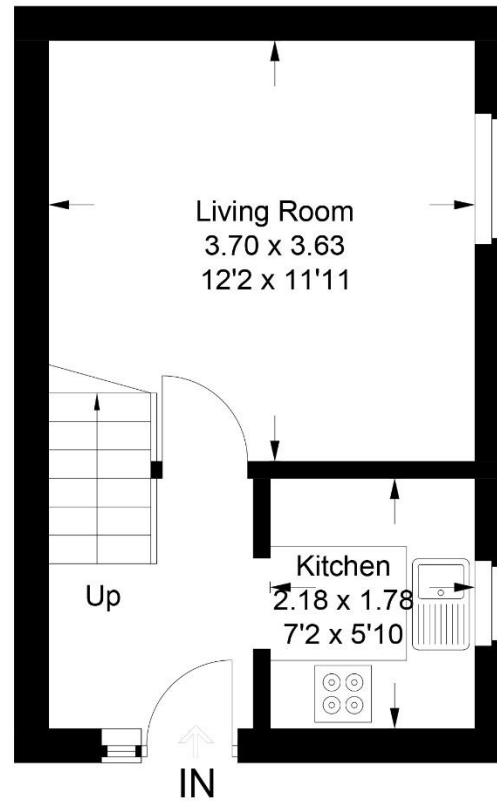
MONEY LAUNDERING REGULATIONS:

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.

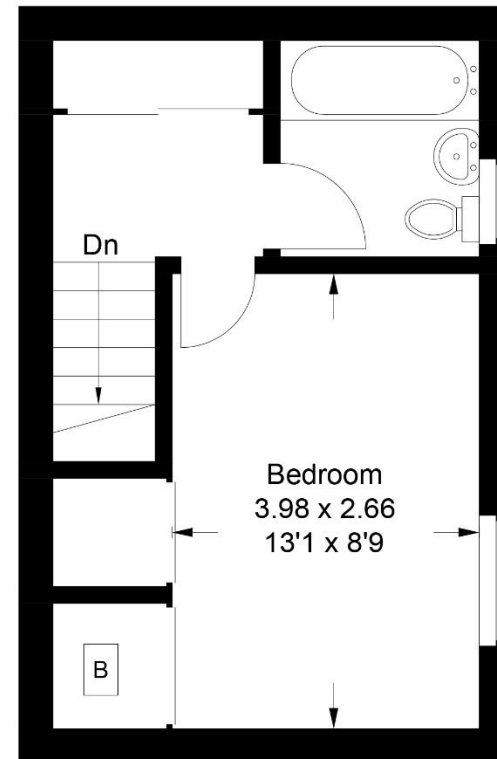
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 22.8 sq m / 245 sq ft
First Floor = 22.7 sq m / 244 sq ft
Total = 45.5 sq m / 489 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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