



23 CRESSINGTON PLACE, BOURNE END
PRICE: £650,000 FREEHOLD

am ANDREW
MILSON

**23 CRESSINGTON PLACE
BOURNE END
BUCKS SL8 5SN**

PRICE: £650,000 FREEHOLD

An extended link detached three bedroom property situated within a level walk of Bourne End village centre.

**PRIVATE REAR GARDEN
THREE GOOD SIZED BEDROOMS
BATHROOM: ENTRANCE HALL
CLOAKROOM: LIVING ROOM: DINING
ROOM: STUDY: LARGE CONSERVATORY
GAS CENTRAL HEATING TO RADIATORS
DOUBLE GLAZING: GARAGE
DRIVEWAY PARKING. WALKING
DISTANCE OF VILLAGE CENTRE.**

TO BE SOLD: This three bedroom link detached home enjoys an end of cul de sac location and has been much extended on the ground floor enabling four reception areas which include a spacious living room and large conservatory alongside a separate dining room and study. There is a modern kitchen/breakfast room giving access to the garage and three good sized bedrooms and family bathroom on the first floor. The lawned and private rear garden has a large wooden store/workshop. To the front there is driveway parking. The property is situated within a 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** stairs to first floor .

CLOAKROOM with wash hand basin, wc, tiled floor.



KITCHEN/BREAKFAST ROOM fitted with a range of units, ample work tops incorporating sink with mixer tap, breakfast bar, electric double oven, halogen hob and extractor hood over, space and plumbing for washing machine, integrated fridge/freezer and dishwasher, tiled floor. aspect to front, door to garage and to living room.



LIVING ROOM a lovely spacious room leading to the dining room and conservatory, window to side and rear.



CONSERVATORY a spacious addition overlooking the garden, wood laminate flooring, door to garden

DINING ROOM a spacious room with side window, patio doors to garden, door to

STUDY/OFFICE.

FIRST FLOOR

LANDING with access into loft space, cupboard housing lagged cylinder.



BEDROOM ONE with aspect to rear, wood laminate flooring.

BEDROOM TWO with built in double wardrobes, aspect to front.

BEDROOM THREE with aspect to side.



FAMILY BATHROOM fitted suite comprising panel bath with mixer taps and shower

attachment, low level w.c., pedestal hand wash basin, fully tiled shower cubicle, tiled floor, window to front.

OUTSIDE

TO THE FRONT is an area laid to lawn with block driveway and additional shingle area providing off street parking for two cars.



THE REAR GARDEN which is mainly laid to lawn with pathway and rear terrace with large timber workshop/store. Seclusion provided by maturing tree, gated rear access.

GARAGE metal up and over door, power and light, wall mounted modern gas fired boiler boiler

BOU 2362 EPC RATING: D

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode SL8 5SN turn right on entering Cressington Place and number 23 will be found as the last house on the right.

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.



NOT TO SCALE

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