



12 LOWER RIDGE, BOURNE END
PRICE: £680,000 FREEHOLD



**12 LOWER RIDGE
BOURNE END
BUCKS SL8 5BL**

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Stroll to village centre - an extended three bedroom semi detached bungalow with converted loft room in popular cul de sac with corner plot gardens and garage

FRONT, REAR & SIDE GARDENS BEING SOUTH TO SIDE: THREE BEDROOMS OVER TWO FLOORS: BATHROOM MODERN KITCHEN & ADJOINING CLOAKROOM/UTILITY: SPACIOUS LIVING ROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING DRIVEWAY PARKING GARAGE POTENTIAL TO FURTHER ENLARGE SUBJECT TO PLANNING NO CHAIN ABOVE.

TO BE SOLD This well positioned three bedroom semi detached bungalow over two floors enjoys extended ground floor accommodation in a quiet location as part of a small cul de sac walking distance from the village centre. Particular features include the delightful sunny & secluded gardens, a modern kitchen and spacious cloakroom, generous sized living/dining room with bifolding doors, gas central heating to radiators (modern boiler), double glazing and a spacious sized loft bedroom with lovely views. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors 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:

Side entrance replacement composite door to

ENTRANCE HALL with staircase to first floor, wood laminate floor.



LIVING/DINING ROOM a generous sized reception room with bifolding doors to garden, wood effect floor, fireplace with side TV plinth. Views over garden.



FITTED KITCHEN with an attractive range of modern fitted base and eye level units with stone effect laminate work tops, single drainer stainless steel sink unit with mixer tap, integrated double electric oven/grill, four ring gas hob with extractor

over, wall mounted concealed Worcester gas fired boiler, space and plumbing for washing machine & tumble dryer, wood effect floor, window to side overlooking garden, door to



CLOAKROOM/UTILITY with aspect over garden, low level wc, wash basin with cupboards below, heated towel rail, appliance/storage space.

BEDROOM TWO aspect over front, range of built in wardrobe cupboards, airing cupboard with hot water tank.



BEDROOM THREE aspect to front, built in wardrobe cupboards.

BATHROOM with fully tiled suite of bath with electric shower over, pedestal wash basin, low level wc, side window.

FIRST FLOOR LANDING with side window, eaves storage



BEDROOM THREE with aspect to front & rear with far reaching views both sides, wardrobe cupboard, storage cupboard with cold water tank.

OUTSIDE



The **GARDEN** is mainly to the side of the property where it is southerly facing and features mainly lawn with various shrubs and hedging providing excellent screening & privacy. There is a central circular patio

area. The lawn extends round to the rear where it is again nicely private and connects via bifolding doors to the living room.



TO THE FRONT there is a low brick wall enclosed lawned front garden with single driveway providing off road parking and leading to the detached single **GARAGE** which has a glazed garden store to the rear. A pathway leads to the side entrance front door and the main garden area.



Ref: BOU 275 EPC BAND: D

COUNCIL TAX BAND: E

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or bourneend@andrewmilsom.co.uk

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Take the second left turn into New Road. Turn first major right into Lower Ridge and number 12 will be found straight ahead as the right hand of the two semi detached bungalows facing you.

ANTI MONEY LAUNDERING (AML).

All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details.

Approximate Gross Internal Area
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 19.7 sq m / 212 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 105.8 sq m / 1,139 sq ft



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