



24 GODDINGTON ROAD, BOURNE END
PRICE: OFFERS OVER £750,000 FREEHOLD

am ANDREW
MILSOM

**24 GODDINGTON ROAD
BOURNE END
BUCKS SL8 5TZ**

PRICE: Offers Over £750,000 FREEHOLD

A well presented four bedroom semi detached family home with generous sized mature garden in popular residential setting within a quarter of a mile of Bourne End village centre.

**ESTABLISHED REAR GARDEN WITH CABIN
FOUR GOOD SIZED BEDROOMS WITH EN
SUITE SHOWER ROOM &
FAMILY BATHROOM
ENTRANCE HALL: STUDY/HOBBIES
UTILITY: KITCHEN/BREAKFAST ROOM
ACCESSING GARDEN: CLOAKROOM
DINING ROOM: FAMILY ROOM: LIVING
ROOM: IMPRESSIVE NEW
DRIVEWAY FOR OFF ROAD PARKING
DOUBLE GLAZING: GAS CENTRAL
HEATING TO RADIATORS
WALKING DISTANCE OF CLAYTONS
PRIMARY SCHOOL: GRAMMAR SCHOOL
CATCHMENT**

TO BE SOLD: A particularly well-presented four bedroom semi-detached family home which has a single storey rear extension enabling excellent reception space linking to a good-sized kitchen/breakfast room which opens onto a delightful secluded garden. The former garage is now a study/hobbies room with adjoining utility space. Upstairs there are four good sized bedrooms served by an ensuite shower to the main bedroom and a modern family bathroom. Viewing is highly recommended. There is lawned frontage with a high. Goddington Road is located within a quarter of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London

Paddington, via Maidenhead main line station or to London Marylebone from Beaconsfield mainline station.

The accommodation comprises:

Front door to **ENTRANCE HALL** with wood effect laminate floor, stairs to first floor with storage cupboard beneath.



LIVING ROOM with Adam Style fireplace, aspect to front, door to hall & double doors to dining room.

STUDY with aspect over front, door to

UTILITY/STORE with wall mounted gas fired boiler, appliance space ie tumble dryer, fridge/freezer etc, metres.



FITTED KITCHEN/BREAKFAST ROOM fitted with a shaker style range of matching light base & eye level units, ample beech worktops incorporating ceramic sink unit with mixer tap, gas hob with extractor over, double electric oven, space & plumbing for dishwasher & space for fridge/freezer, ceramic tiled floor, aspect to rear, double glazed French doors to garden, door to cloakroom, opening to dining room.



CLOAKROOM comprising low level wc, wash hand basin, wiled floor, window to rear.



DINING ROOM with double doors accessing living room opening to kitchen and family room



FAMILY ROOM with aspect over garden, wood laminate floor, ceiling skylights, opening to kitchen.

FIRST FLOOR LANDING



BEDROOM ONE a bright front aspect room with built in wardrobe cupboards, door to ensuite shower room.

EN SUITE SHOWER ROOM modern fitted with shower cubicle housing unit & controls, wash hand basin with cupboards below, low level wc, tiled floor.



BEDROOM TWO a bright rear aspect double room with pleasing garden outlook.

BEDROOM THREE with aspect to front and deep wardrobe/storage cupboard.

BEDROOM FOUR with aspect to front and rear over garden.



FAMILY BATHROOM fitted with modern suite of shaped bath with mixer tap & overhead shower unit & controls, wash hand basin with cupboards below, low level wc, two windows to rear, wall & floor tiles.

OUTSIDE

TO THE FRONT is an area of lawn with shrubs and a block pavior shaped driveway for off road parking for 2/3 cars. Gated side access leads to the rear.



The **REAR GARDEN** is an attractive private feature of this property being well stocked with attractive borders and hedging with a back drop of mature trees and ample lawn with shaped patio area and a further secluded terrace area in front of a large double glazed garden Cabin, insulated & sound proofed, ideal as a home office with wifi - adjoining walk in storage.



Ref: BOU273 EPC Rating TBA
Council Tax Band F

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666.**

DIRECTIONS: from our Bourne End office head towards Marlow turning left into Blind Lane. After quarter of a mile turn left into Goddington Road and number 24 is along on the right.

Approximate Gross Internal Area
 Ground Floor = 88.0 sq m / 947 sq ft
 First Floor = 60.7 sq m / 653 sq ft
 Summer House = 14.6 sq m / 157 sq ft
 Total = 163.3 sq m / 1,757 sq ft

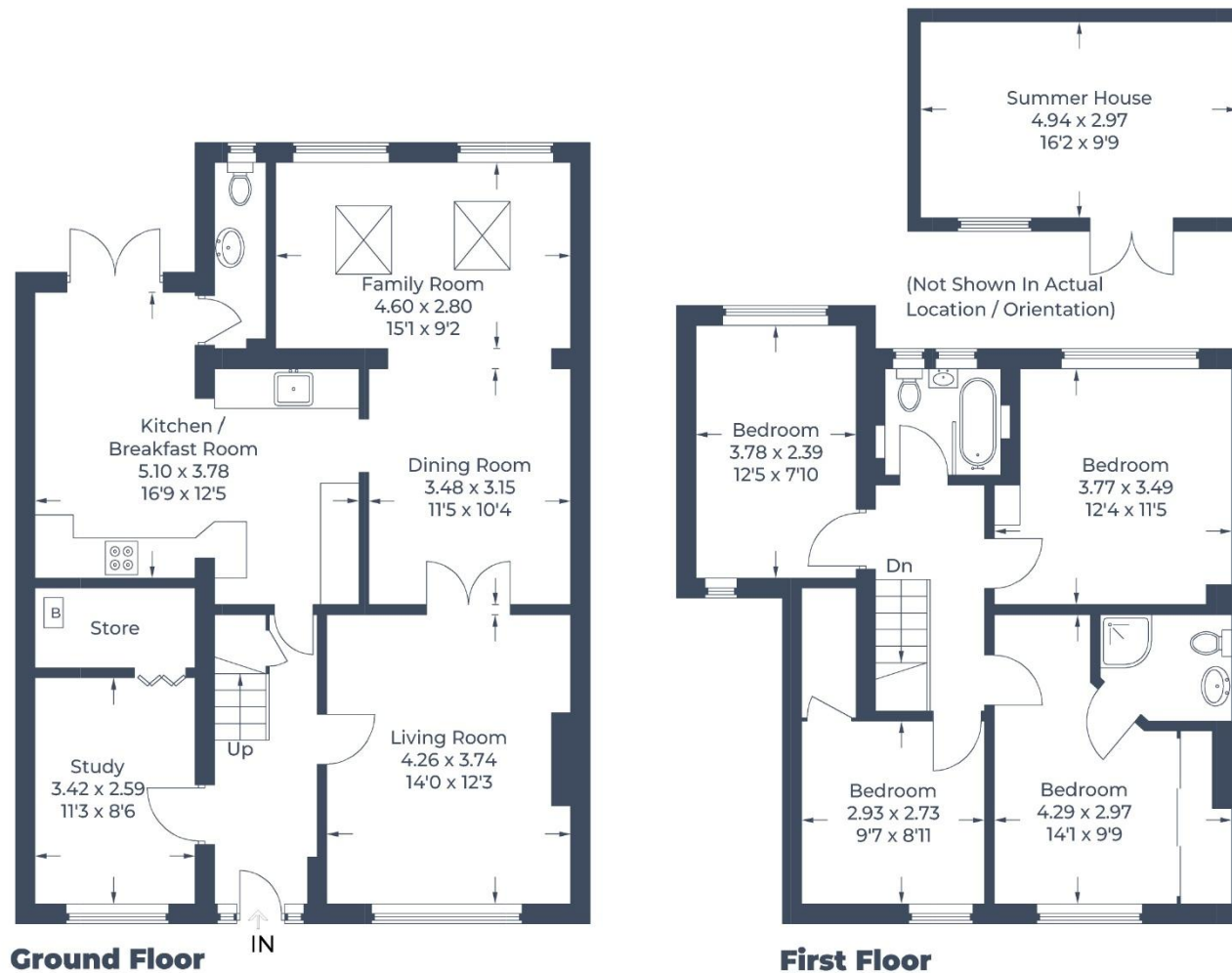


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 measurements are approximate, not to scale.
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For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not 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.