



24 BRIDGESTONE DRIVE, BOURNE END
PRICE: OIE £400,000 FREEHOLD

am ANDREW
MILSON

**24 BRIDGESTONE DRIVE
BOURNE END
BUCKS SL8 5XH**

PRICE: OFFERS OVER £400,000 FREEHOLD

An immaculate two bedroom end of terrace home situated on a popular development within walking distance of Bourne End village centre.

**SOUTH WEST FACING REAR GARDEN
TWO DOUBLE BEDROOMS
STYLISH SHOWER ROOM
LIVING ROOM
LUXURY KITCHEN/DINER
DOUBLE GLAZING
GAS RADIATOR CENTRAL HEATING
GARDEN CABIN/HOME OFFICE
RESIDENTS PARKING AREA.**

TO BE SOLD: This two bedroom end of terrace terrace home has been superbly refitted by the current owners featuring contemporary kitchen and shower room fittings, gas central heating and double glazed windows. The décor and floor coverings are tasteful throughout and there is an attractive sunny rear garden, garden cabin and rear access to residents parking. The property is located within walking distance of 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:

Front door to **ENTRANCE VESTIBULE** with cloaks cupboard, door to

LIVING ROOM with media wall with TV space & storage, wood effect flooring, aspect to front, stairs to first floor, door to kitchen



KITCHEN/DINER well fitted with a range of contemporary style base and eye level units with work tops incorporating sink unit with mixer tap, integrated appliances including gas hob with extractor over, double oven, fridge freezer, dishwasher & washing machine, wood effect floor, door to garden, aspect to rear.



FIRST FLOOR

LANDING with access into loft space housing gas fired boiler.

BEDROOM ONE with window to rear, built in wardrobe cupboards.



BEDROOM TWO aspect to front.



SHOWER ROOM well fitted and tiled with walk in double sized shower with controls and screen, low level wc, wash basin with storage below, tiled floor and part tiled walls, heated towel rail, window to rear.



OUTSIDE

TO THE FRONT is neat paved pathways, level lawn and gated side access to rear garden.

TO THE REAR is a private garden with an area of brick block patio and pathway, level astroturf for low maintenance, panel fence enclosure and gated rear access to the residents parking.

GARDEN CABIN/HOME OFFICE a lovely addition being insulated with light power.



RESIDENTS PARKING. There is a parking space for each property.

BOU297 EPC RATING D

COUNCIL TAX BAND D

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

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 a quarter of a mile turning right into Millboard Road and immediately left into Bridgestone Drive. Take the next right into Hellyer Way, follow the road round as it bears round to the left, where number 15 will be found on the left hand side.

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.

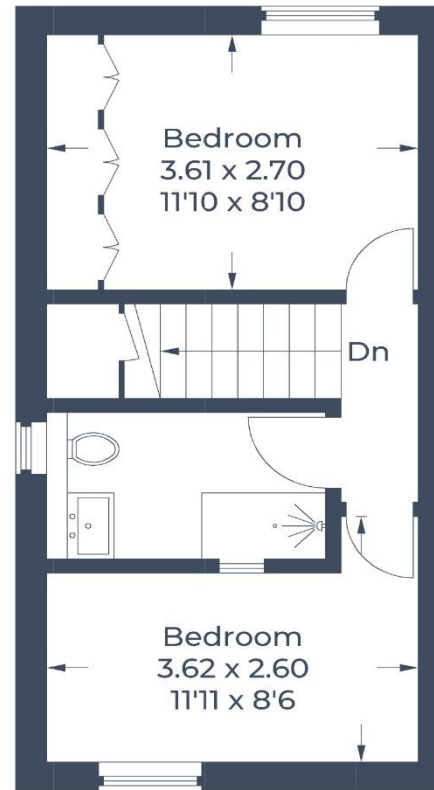
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



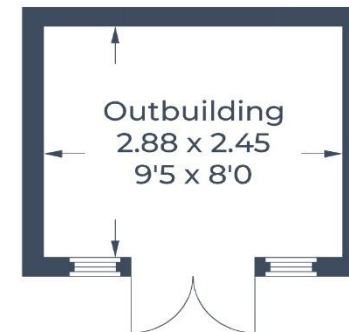
Approximate Gross Internal Area
Ground Floor = 28.0 sq m / 301 sq ft
First Floor = 27.7 sq m / 298 sq ft
Outbuilding = 7.1 sq m / 76 sq ft
Total = 62.8 sq m / 675 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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