



4 WABORNE ROAD  
BOURNE END  
BUCKS SL8 5LQ

**am** ANDREW  
MILSOM

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BOURNE END  
BUCKS SL8 5LQ**

**PRICE: £585,000 FREEHOLD**

Situated in a popular location within walking distance of the River Thames, village centre and railway station, an immaculate bay fronted semi-detached family home with south west facing gardens to the rear.

**GARDENS TO REAR  
THREE BEDROOMS  
REFITTED MODERN BATHROOM  
LIVING/DINING ROOM  
WITH WOOD BURNING STOVE  
FITTED KITCHEN : ENTRANCE HALL  
UTILITY ROOM : CLOAKROOM  
CONSERVATORY  
GAS HEATING TO RADIATORS  
DOUBLE GLAZING  
OAK FLOORING ON GROUND FLOOR  
AMPLE DRIVEWAY PARKING  
GARAGE**

**TO BE SOLD:** Situated in this popular location, an immaculately presented and much improved bay fronted semi-detached family home. The property is a bay fronted living room/dining room with wood burning stove, an attractive fitted kitchen, utility room, cloakroom and conservatory on the ground floor whilst on the first floor there are three bedrooms and a modern bathroom. The property enjoys oak flooring on the ground floor, leaded light double glazing and gas heating to radiators. Outside there is ample off street parking to the front and a garage whilst to the rear there is an attractive enclosed lawned garden enjoying a south westerly aspect. The property is situated approximately half a mile from the centre of Bourne End which offers a good range of shopping and leisure facilities and there is also a branch railway line station in the village serving Maidenhead and Marlow.

The accommodation comprises in brief:

**STORM PORCH:** Replacement front door to:

**ENTRANCE HALL** with oak flooring, stairs to first floor with under stairs cupboard. Cupboard housing meters with cloaks hanging space, door to living room



**LIVING/DINING ROOM** with bay window to front, attractive fireplace with timber surround and brick hearth housing wood burning stove, opening to kitchen and sliding double glazed doors to the conservatory.



**KITCHEN** modern fitted with range of wood effect base and eye level units with roll edge work top surfaces with stainless steel sink with mixer tap. Tiled surrounds with convenient work top power points, built in gas hob with canopied extractor above and oven below. Ceramic tiled floor, ceiling spotlights, built in Bosch dishwasher, aspect to side. Opening to

**REAR HALLWAY** with tiled floor, tall storage cupboard, space for fridge, external door to side and door to conservatory.

**UTILITY ROOM** with stainless steel sink with mixer tap, base unit below, space for washer and dryer, aspect to side, shoe rack with further storage above and all mounted Worcester gas boiler, door to:

**CLOAKROOM** with white suite of low level wc, wall mounted basin, radiator and frosted window to the side.



**CONSERVATORY** double glazed on a brick base with double doors to the rear garden, tiled floor.

**FIRST FLOOR LANDING** with window to side, access to loft space.

**BEDROOM ONE** with bay window to the front, mirrored wardrobes along one wall with hanging space and shelving and also the hot water tank.

**BEDROOM TWO:** 9'10 x 9'7 (3.00m x 2.92m) Double glazed window to the rear enjoying views in the distance towards Winter Hill. Radiator.

**BEDROOM THREE:** 9'11 maximum x 6'8 (3.02m x 2.03m) Double glazed window to the front, radiator.

**BATHROOM:** Modern white suite of panel enclosed bath with folding shower screen and Aqualisa power shower above, low level w.c. and wash basin set into vanity drawers and cupboards. Part tiled walls, ceiling spotlights, radiator and windows to side and rear.



## OUTSIDE

**GARDENS:** To the **FRONT** of the property there is gravel parking for several cars and flower and shrub borders, gated to a side paved area where there is a side porch leading to the entrance lobby, outside tap and access through to the south west facing **REAR GARDEN** where there is a patio adjacent to the rear of the house. The rest of the garden is part laid to lawn with flower and shrub borders and a large timber shed towards the end of the garden with a further area of patio.

**DIRECTIONS:** From our Bourne End office in The Parade turn left and continue through the village taking the first turning on the right into Blind Lane, ascend the hill and Waborne Road can be found as a turning on the right hand side with number 4 almost immediately on the right.

EPC Band D

Council Tax Band D

REF: BOU274

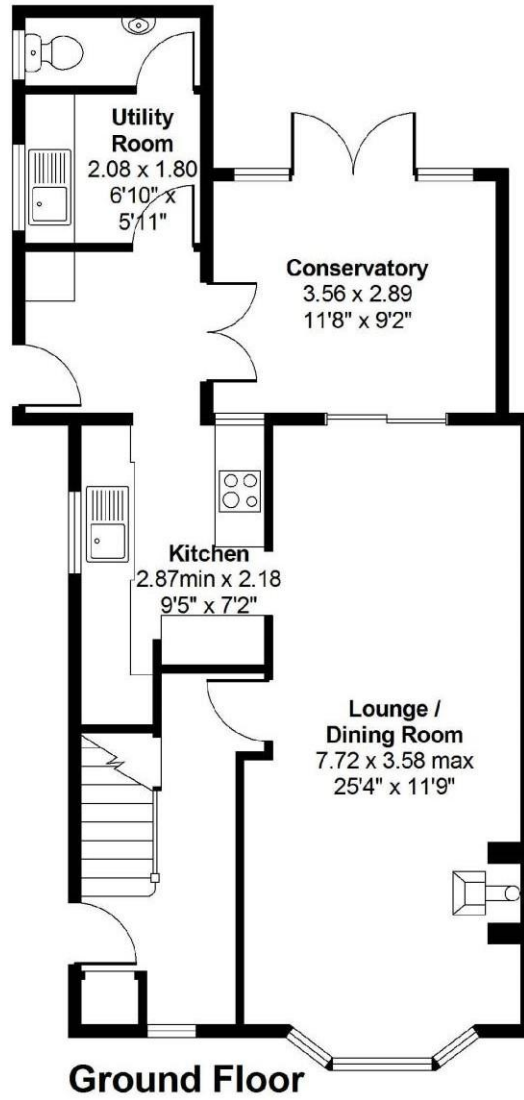
**VIEWING** please call 01628 522666



For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. 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.

NOT TO SCALE

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**Approximate Floor Area**  
99.96 sq m - 1076 sq ft  
(Gross Internal)

