



BROOKFIELD, WHARF LANE, BOURNE END
PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSOM

**BROOKFIELD
WHARF LANE
BOURNE END
BUCKS SL8 5RU**

PRICE: £1,150,000 FREEHOLD

An attractive Victorian five bedroom family home situated in the heart of the village and within a short stroll of a picturesque stretch of the River Thames.

**LOVELY PRIVATE REAR GARDEN:
FIVE BEDROOMS: TWO BATHROOMS (ONE
ENSUITE): RECEPTION HALL
CLOAKROOM: SITTING ROOM
FAMILY ROOM: KITCHEN OPEN TO
DINING ROOM
SPACIOUS CONSERVATORY: EXCLUSIVE
DRIVEWAY PARKING & DOUBLE LENGTH
DETACHED GARAGE
SASH WINDOWS: RANGE OF FIREPLACES
HIGH CEILINGS WITH ORNATE COVING
WOODEN FLOORBOARDS
GAS RADIATOR CENTRAL HEATING
WALKING DISTANCE TO RIVER AND SHOPS**

TO BE SOLD: A handsome double bay fronted Victorian semi-detached home offering spacious family accommodation of character over three floors. Brookfield features elegant, often dual aspect rooms with high ceilings, sash windows, cast iron fireplaces, French doors and wooden flooring. There is an exclusive private driveway leading to a detached garage and a delightful good sized rear garden. Wharf Lane is a most attractive traditional street scene in a very popular setting within a short stroll of the village centre, River Thames and railway station which provides links to the Elizabeth line via Maidenhead. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery, post office and schooling in the area is highly regarded. The nearby Marlow Bypass enables access to the M4 and M40 motorways

at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises: Original **Front door** with delightful decorative stained glass windows.

RECEPTION HALL of generous size accentuated by high ceiling and wooden flooring, balustrade staircase to first floor.



CLOAKROOM with suite of wash hand basin, low level wc, wood flooring, storage cupboard.

FAMILY ROOM with double doors to sitting room, raised fireplace, leaded light side windows, wooden flooring, French doors to garden terrace.



SITTING ROOM A lovely airy dual aspect room with large bay window to front and leaded light French windows to side, raised fireplace, wooden flooring, radiator, television aerial point.



KITCHEN with limestone floor tiles, range of white base and eye level units including glass display cabinets & pull out drawers, ample work surfaces with inset ceramic sink with mixer tap, gas hob with extractor canopy over, electric oven, integrated fridge and separate freezer, concealed wall mounted gas fired boiler, chimney breast feature with disused stove, space and plumbing for dishwasher and washing machine, wooden flooring, wide opening to Dining area.



DINING AREA with limestone tiles, stable door to side terrace, utility cupboard with plumbing for washing machine and space for tumble dryer over with storage above, further storage cupboard, three velux windows, double doors to conservatory.



CONSERVATORY with double doors to garden, wood framed with sealed units, ceramic tiled floor.

FIRST FLOOR LANDING with balustrade, stairs to second floor, airing cupboard with hot water tank.

BEDROOM ONE a lovely front aspect room with bay window, cast iron fireplace, range of built in wardrobes, door to ensuite bathroom.



ENSUITE BATHROOM with white suite of bath with wall mounted shower & screen, wash hand basin, low level wc, heated towel rail, vinyl wood effect floor, window.

BEDROOM TWO a bright dual aspect room, cast iron fireplace, shutter on rear facing window.



BEDROOM THREE a rear aspect room with cast iron fireplace, storage/wardrobe cupboards.

FAMILY BATHROOM with fully tiled white suite of enamel bath with mixer tap & wall mounted shower unit & screen, wash hand basin, low level wc, vinyl wood effect floor, window.

SECOND FLOOR LANDING with walk in storage cupboard and large walk in eves storage space.

BEDROOM FOUR a front aspect room, wood effect flooring, velux window.

BEDROOM FIVE a rear aspect room with attractive view.

OUTSIDE

To the **FRONT** of the property there is shingle driveway providing ample parking with side gate to further shingle area and paved terrace/pathway

leading to the **DOUBLE LENGTH DETACHED GARAGE** which has double doors to front & a side door and rear window.

The good sized **REAR GARDEN** is a most attractive feature mainly lawned with full width paved patio area. Mature shrub beds and bushes, circular terrace with trees towards the rear.



**REF: BOU267 EPC BAND D
COUNCIL TAX BAND G**

VIEWING: Please contact our Boure End office
boureend@andrewmilsom.co.uk 01628 531222

DIRECTIONS: Using the postcode SL8 5RU, entering the road from the parade, the property can be found as the last Victorian semi detached house on the right 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 = 95.2 sq m / 1,025 sq ft
 First Floor = 66.0 sq m / 710 sq ft
 Second Floor = 36.9 sq m / 397 sq ft
 Garage = 21.3 sq m / 229 sq ft
 Total = 219.4 sq m / 2,361 sq ft

