



11A EAST RIDGE, BOURNE END
PRICE: £645,000 FREEHOLD

am ANDREW
MILSOM

**11a EAST RIDGE
BOURNE END
BUCKS SL8 5BX**

PRICE: £645,000 FREEHOLD

WITH MAGNIFICENT PANORAMIC VIEWS

A spacious three-bedroom semi detached bungalow requiring modernisation in cul de sac with large southeast facing rear garden and garage.

**FRONT AND REAR GARDENS BEING
STUNNING TO REAR WITH COMMANDING
VIEWS: THREE BEDROOMS (TWO
UPSTAIRS): BATHROOM
KITCHEN/BREAKFAST ROOM
CONSERVATORY: LIVING/DINING ROOM
GAS CENTRAL HEATING: DOUBLE
GLAZING: DRIVEWAY PARKING: GARAGE
POTENTIAL TO EXTEND/ADAPT SUBJECT
TO PLANNING: NO CHAIN ABOVE.**

TO BE SOLD This three-bedroom semi detached bungalow enjoys one of the most breathtaking views in Bourne End, which coupled with an impressive large garden make this an opportunity not to be missed. There is potential to adapt/extend the accommodation whilst making the most of the magnificent panoramic view to the rear and side. There is no chain above. 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 door to

ENTRANCE HALL with stairs to first floor, under stair cupboard, further storage cupboard.



LIVING/DINING ROOM with ornamental brick fire surround and hearth, two windows to front.



KITCHEN with a range of wood fronted base and eye level cupboards & display units & drawers, worktops, gas hob with extractor above, electric double oven, sink unit with mixer tap, space & plumbing for washing machine, storage/utility cupboard. window to side, door to conservatory.



CONSERVATORY opening to garden.



BEDROOM ONE with storage cupboard, aspect to rear.

BATHROOM with light suite of bath with shower attachment, pedestal wash hand basin, low level wc, tiled floor & walls, window.

FIRST FLOOR LANDING with far reaching view



BEDROOM TWO aspect to side with wonderful views



BEDROOM THREE with front and rear aspect

OUTSIDE



REAR GARDEN is southeast facing and a wonderful feature of the property having excellent width, level lawns and landscaped terracing and shrubbery enhancing the hedge enclosed garden with maximum effect given to the breathtaking view. accessible from the living room. There is a garage with door to rear.



TO THE FRONT there is ample driveway for off road parking leading to a single detached garage.

Ref: BOU 249

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. Follow New Road up the hill, past the School and turn right into East Ridge Number 11a will be found at the end of the cul de sac straight ahead...

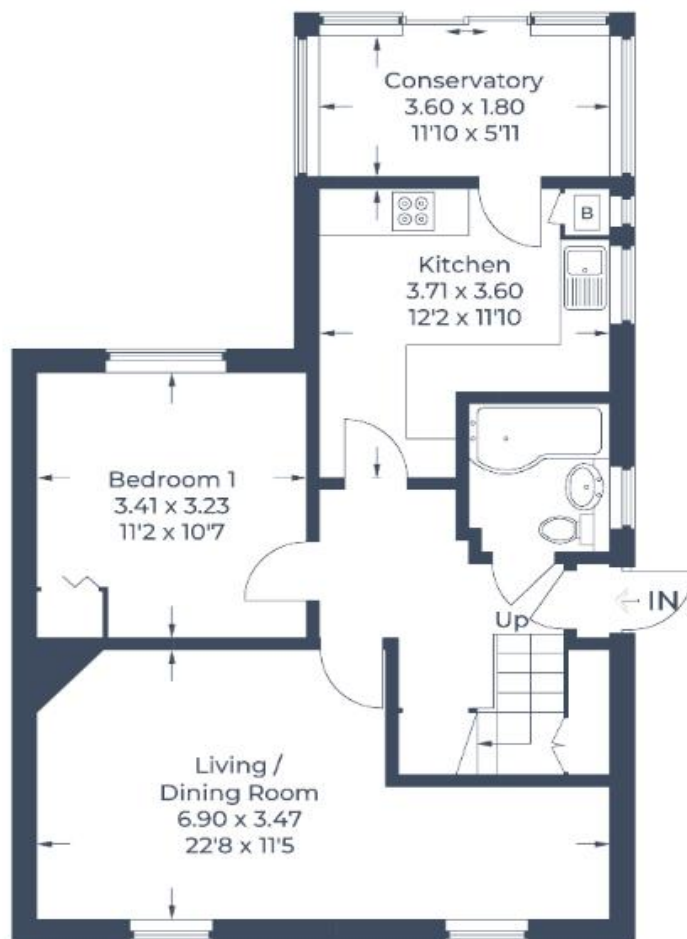
ANTI MONEY LAUNDERING (AML).

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 = 63.7 sq m / 686 sq ft
 First Floor = 23.1 sq m / 249 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 101.3 sq m / 1091 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)