



47 SOUTHBOURNE DRIVE, BOURNE END
PRICE: OFFERS OVER £550,000 FREEHOLD

am ANDREW
MILSON

**47 SOUTHBOURNE DRIVE
BOURNE END
BUCKS
SL8 5RY**

PRICE: OIE £550,000 FREEHOLD

A three bedroom detached family home requiring full modernisation in no through road in village centre –
No above chain

**FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM
DUAL ASPECT LIVING ROOM OPENING TO
DINING ROOM ACCESSING GARDEN
KITCHEN: GAS CENTRAL HEATING
SINGLE GARAGE: DRIVEWAY
NO ONWARD CHAIN**

TO BE SOLD: To modernise: a three bedroom detached family home situated in this popular and convenient setting within walking distance of Bourne End village centre. The accommodation on the ground floor features a reverse L shaped living/dining room and kitchen both accessed from a good-sized hall. There is a need for complete modernisation though the light accommodation features gas central heating to radiators and double glazing. Outside there is a secluded rear garden backing on to British rail land which some owners pay a nominal rent for usage thereof. Bourne End 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 railway station via Maidenhead to London Paddington and the Elizabeth Line. The nearby Marlow Bypass enables swift access to the M4 and M40 motorways. The accommodation comprises:

ENTRANCE HALL with woodblock floor.

KITCHEN with base and eye level units, work tops incorporating sink unit, understairs storage cupboard, aspect to front, door to dining area



LIVING ROOM a dual aspect room with fireplace housing fitted gas fire, opening to dining area.



DINING ROOM with door to garden & kitchen.



FIRST FLOOR LANDING with access to loft space, window to front and cupboard housing water tank,

BEDROOM ONE a rear aspect room with built in wardrobe cupboards.



BEDROOM TWO a rear aspect double bedroom with wardrobe cupboards.



BEDROOM THREE a front aspect single room.

BATHROOM comprising enclosed panel bath, wash hand basin, low level wc, tiled walls, frosted double glazed window.



OUTSIDE:

TO THE FRONT is an area of level lawn with driveway parking leading to the garage

GARAGE



TO THE REAR there is a wide secluded garden laid to lawn with mature shrub & hedged borders with a paved patio. Side access leads to the front.



REF: BOU 218EPC BAND: D

COUNCIL TAX BAND: E

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: using the postcode SL8 5RY, this property can be found towards the end of the drive on the left hand side.

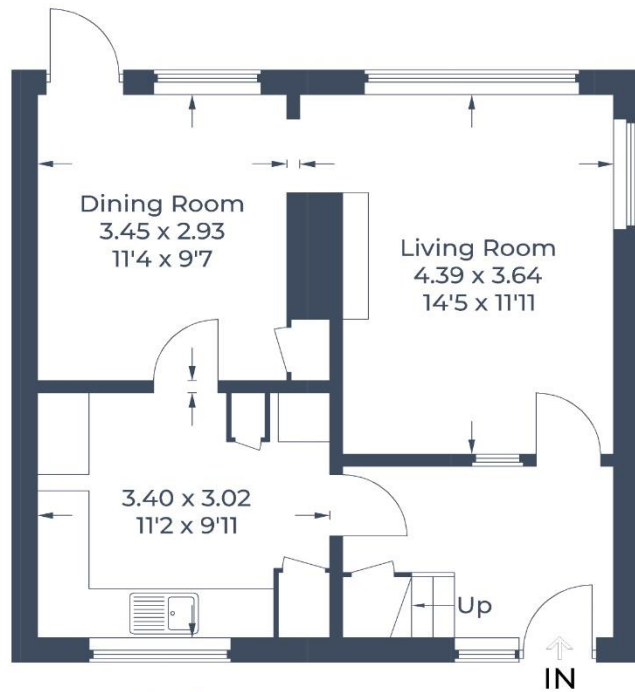
MONEY LAUNDERING REGULATIONS:

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.

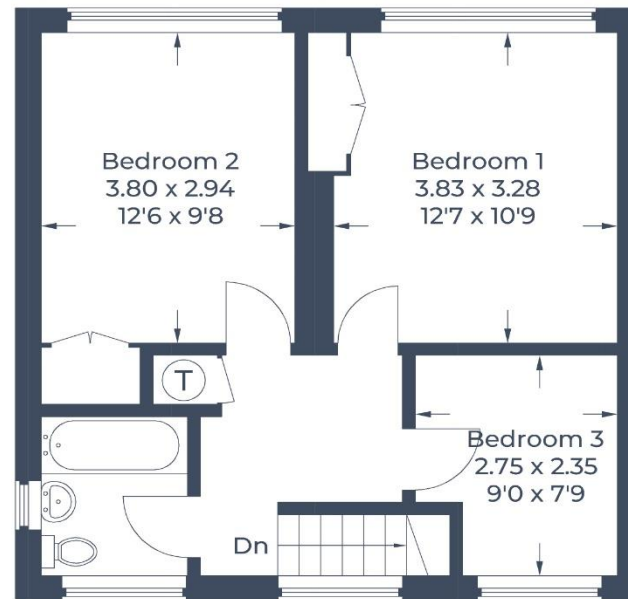
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

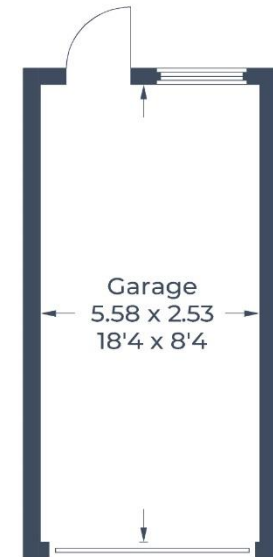
Approximate Gross Internal Area
Ground Floor = 44.8 sq m / 482 sq ft
First Floor = 44.5 sq m / 479 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 103.6 sq m / 1,115 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)