



28 SOUTHBOURNE DRIVE, BOURNE END
PRICE: £595,000 FREEHOLD

am ANDREW
MILSOM

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

PRICE £595,000 FREEHOLD

A well positioned three bedroom semi detached family home in popular no through road in village centre – No above chain

**FRONT & REAR GARDENS
THREE BEDROOMS & BATHROOM
SPACIOUS HALL
25 FT LIVING/DINING ROOM
FITTED KITCHEN: GAS CENTRAL HEATING
DOUBLE GLAZING THROUGHOUT
DETACHED GARAGE: LONG DRIVEWAY
NO ONWARD CHAIN
STROLL TO VILLAGE CENTRE
RIVER THAMES NEARBY
WALK TO BOURNE END RAIL STATION**

TO BE SOLD: A well maintained three bedroom semi 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 spacious hallway with woodblock floor, generous sized living/dining room opening to the garden and kitchen with gas hob and electric double oven. On the first floor the three good sized bedrooms are served by a family bathroom with shower over bath. There is gas central heating to radiators and double glazing. Outside there is a secluded rear garden and southerly facing front garden with ample driveway for off road parking leading via wooden gated to the detached garage to rear. 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 of spacious design with woodblock floor.

KITCHEN fitted with a modern range of wood effect base and eye level units with ample laminate work tops incorporating stainless steel sink unit with mixer tap, gas hob with extractor canopy over, double electric oven, built in dishwasher, space & plumbing for washing machine, space for low level fridge 7 freezer, tiled floor, utility cupboard, aspect to rear, door to garden.



LIVING/DINING ROOM a spacious front to back room with cast iron fireplace, wood block, floor, patio doors to garde.



FIRST FLOOR LANDING with access to loft space, airing cupboard housing hot water tank, window to side.

BEDROOM ONE a rear aspect double bedroom with full range of built in wardrobe cupboards.



BEDROOM TWO a front aspect double bedroom with wardrobe cupboards.



BEDROOM THREE a front aspect spacious single bedroom.

BATHROOM comprising white suite of enclosed panel bath with mixer tap and wall mounted electric shower over, wash hand basin, low level wc, tiled walls, heated towel rail, frosted window.



OUTSIDE

TO THE FRONT is an area of level lawn with ample driveway parking leading via double wooden side gates to the rear.



TO THE REAR there is a secluded panel fence enclosed rear garden with paved terrace and area of level lawn adjacent to a detached single **GARAGE** in the left hand corner. There is side access via wooden gates to the front.



REF: BOU308 EPC 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 on the right hand side.

MONEY LAUNDERING REGULATIONS:

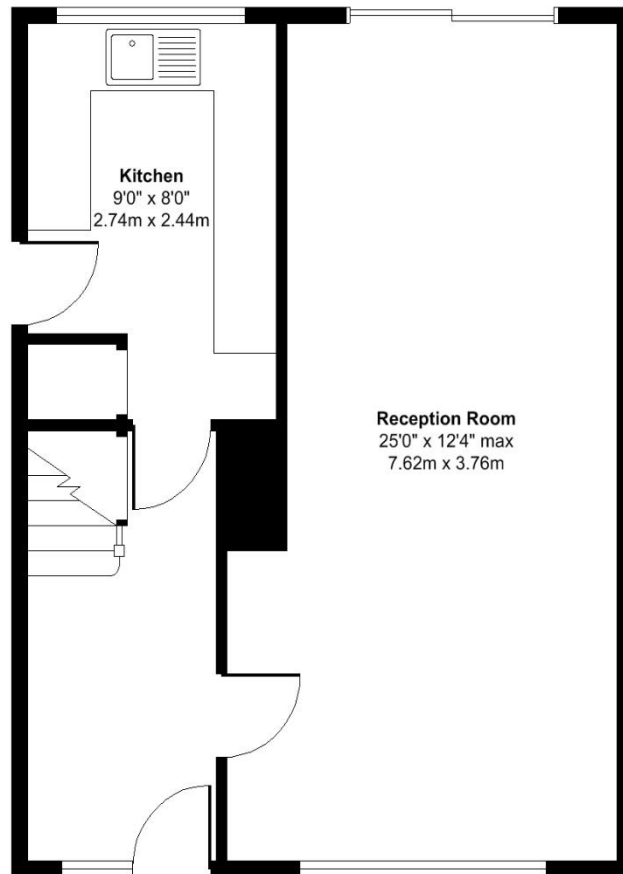
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

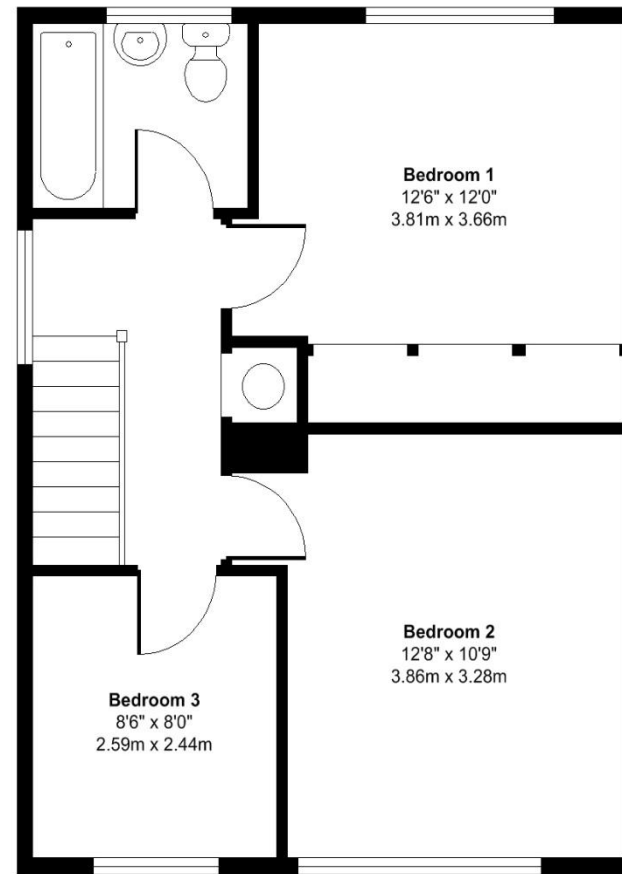
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

NOT TO SCALE

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Ground Floor
Approx 469 sq ft - 43 sq m
(gross internal)



First Floor
Approx 469 sq ft - 43 sq m
(gross internal)