



FIR COTTAGE, MARLOW ROAD, BOURNE END
PRICE: £1,100,000 FREEHOLD

am ANDREW
MILSOM

**FIR COTTAGE
MARLOW ROAD
BOURNE END
BUCKS SL8 5NY**

PRICE: £1,100,000 FREEHOLD

A beautifully presented four-bedroom detached home offering spacious, flexible family accommodation just a stroll from the village centre

**PRIVATE GARDEN: FOUR BEDROOMS
INCLUDING SUPERB MASTER SUITE
SECOND ENSUITE & BATHROOM
FAMILY ROOM: KITCHEN/BREAKFAST
ROOM: UTILITY
SITTING/ DINING ROOM: CLOAKROOM
GAS CENTRAL HEATING
RICH IN CHARACTER
AMPLE DRIVEWAY PARKING
CONVERTED GARAGE FOR HOME
OFFICE/STUDIO OR GYM
POTENTIAL TO CONVERT LOFT**

TO BE SOLD A highly individual four-bedroom detached home offering a spacious and adaptable interior with excellent ground floor living space in particular. The property is particularly well presented and has scope to both adapt and add to the square footage by converting the loft.

The property has an attractive private garden and ample driveway parking and is situated within level walking distance of the village centre.

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 branch line railway station linking, via Maidenhead, to London Paddington.

The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Front door to

ENTRANCE HALL

CLOAKROOM

UTILITY ROOM

INNER RECEPTION HALL/ROOM



LIVING ROOM aspect to rear



KITCHEN/BREAKFAST ROOM aspect to front



FAMILY ROOM aspect to rear



MASTER BEDROOM SUITE aspect to rear & side



BEDROOM TWO aspect to front & side



EN SUITE SHOWER ROOM

BEDROOM THREE aspect to front & side

BEDROOM FOUR aspect to side

FAMILY BATHROOM



OUTSIDE

PRIVATE REAR GARDEN



DETACHED DOUBLE GARAGE in use as gym/home office/games room.

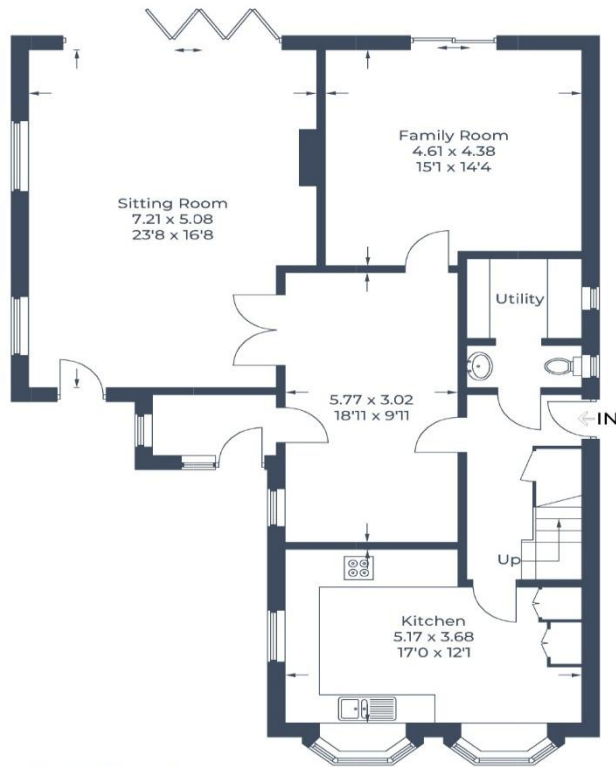
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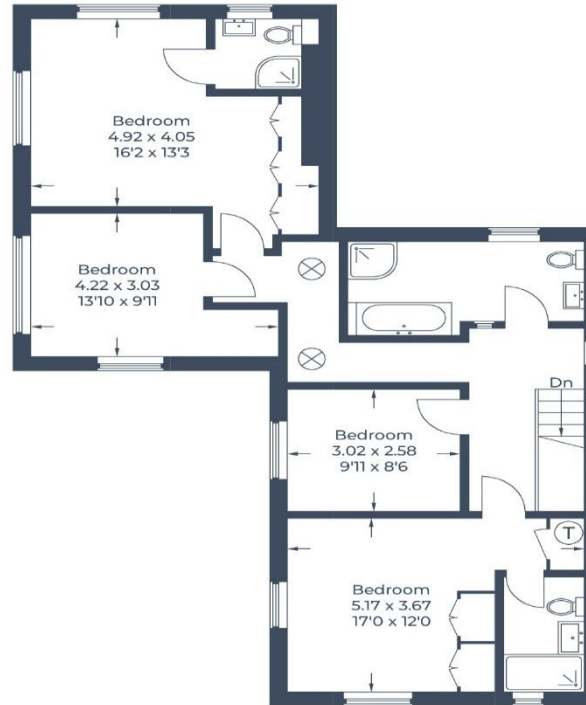
VIEWING: arrange to view with our **Bourne End** office on **01628 522666**.

DIRECTIONS From our Bourne End office proceed towards Marlow along the Marlow Road and the property will be found between Abbey Road and Elm Lane on the right hand side & indicated by an Andrew Milsom For Sale sign.

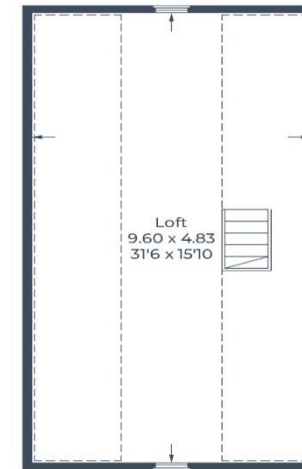
Approximate Gross Internal Area
 Ground Floor = 110.4 sq m / 1,188 sq ft
 First Floor = 84.1 sq m / 905 sq ft
 Loft = 46.6 sq m / 502 sq ft
 Games Room = 20.7 sq m / 223 sq ft
 Total = 261.8 sq m / 2,818 sq ft



Ground Floor



First Floor



Loft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. 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 and furnishings.