BURROUGHS CRESCENT, BOURNE END

Guide price: £685,000 Freehold

ANDREW MILSOM



13 BURROUGHS CRESCENT
BOURNE END
BUCKS SL8 5NR

PRICE: £685,000 FREEHOLD

An extended three bedroom link detached home on larger corner plot & a walking distance from close by Claytons Primary School & Bourne End village centre by the river Thames

GENEROUS SIZED LAWNED GARDEN
THREE BEDROOMS & EAVES LOFT SPACE:
BATHROOM SIDE ENTRANCE HALL:
CLOAKROOM: KITCHEN
FRONT HALL/UTILITY
21'9 DINING ROOM: STUDY & FAMILY ROOMS ACCESSING GARDEN
LIVING ROOM WITH STAIRCASE
GAS CENTRAL HEATING TO RADIATORS
DOUBLE GLAZING: DOUBLE LENGTH GARAGE: AMPLE DRIVEWAY PARKING

TO BE SOLD: This spacious three-bedroom link detached home enjoys a corner plot with larger garden and driveway frontage in this popular location a stroll from Claytons primary school. The house has been extended on the ground floor across the back and side to provide four individual reception areas and a double length garage. The interior is adaptable with scope for annexe style accommodation, subject to planning. Burroughs Crescent residents have access to a shared communal green.

The property is a level walk to the village shops facilities for day-to-day needs. Claytons Primary School a short walk away. 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. The accommodation comprises:

Door to **ENTRANCE HALL**

CLOAKROOM with wash hand basin, low level wc, window.



KITCHEN with a range of base & eye level units for storage & shelving, ample work tops & single drainer stainless steel sink with mixer tap, four ring gas hob & eye-level double oven, space & plumbing for washing machine & dishwasher, wall mounted gas fired boiler, tiled floor, aspect to front.



LIVING ROOM a spacious room with ornamental fireplace, staircase to first floor & woodblock floor with two openings leading to a separate Family room.

FAMILY ROOM/OFFICE with woodblock floor aspect over & door to garden, door to



STUDY/HOBBIES ROOM with aspect over and door to garden



DINING ROOM with high level windows, access to Study and front hall/utility.

FRONT HALL/UTILITY with ample cloaks storage &appliance space, door to dining room.

FIRST FLOOR

LANDING with access to the three bedrooms and bathroom.



BEDROOM ONE with built in double wardrobe cupboard, aspect to rear.



BEDROOM TWO with double wardrobe and access to very large eaves storage area with three roofline velux windows.

BEDROOM THREE with built in wardrobe cupboard, aspect to rear.



SHOWER ROOM fully tiled with spacious walk-in shower with wall mounted shower, screen & controls, low level wc, vanity wash basin, heated towel rail, window.

OUTSIDE

TO THE FRONT there is a raised shingle area and a spacious concrete driveway providing off street parking for several cars leading to the double length **GARAGE** which accesses the garden.



REAR GARDEN is a larger than average size courtesy of being the end plot and features a slit level paved patio & good sized lawn with various shrubs and high screening to the rear. l



BOU315

EPC Rating: TBC Council Tax Band: F

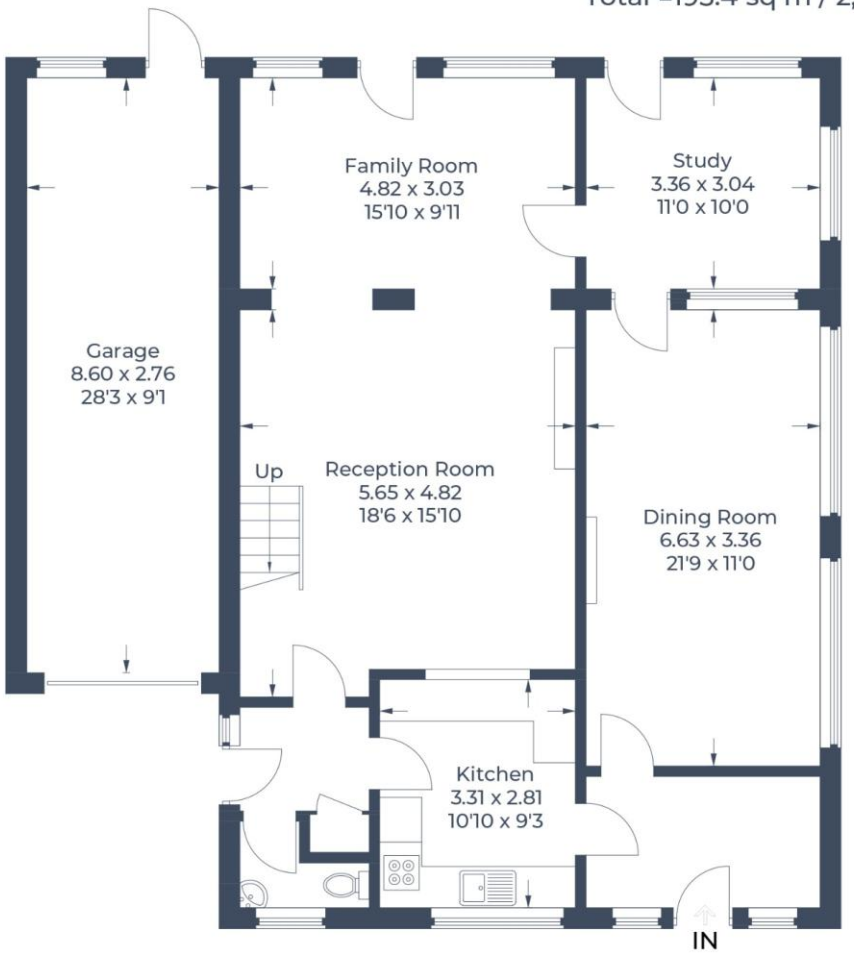
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode SL8 5NR and after turing into Wendover Road number 13 is found off the second entrance to Burroughs Crescent as the left hand corner plot before the right hand bend.

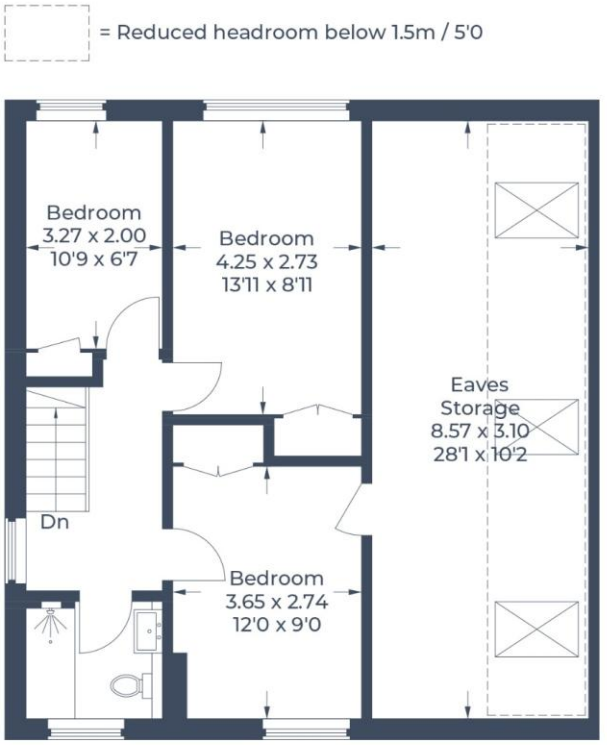
ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

Approximate Gross Internal Area
Ground Floor = 100.0 sq m / 1,077 sq ft
First Floor = 69.6 sq m / 749 sq ft
Garage = 23.8 sq m / 256 sq ft
Total =193.4 sq m / 2,082 sq ft



Ground Floor



First Floor

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measurements are approximate, not to scale.
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