



FRANK LUNNON CLOSE, BOURNE END
PRICE: £375,00 FREEHOLD

am ANDREW
MILSOM

**26 FRANK LUNNON CLOSE
BOURNE END
BUCKS SL8 5UP**

PRICE: £375,000 FREEHOLD

Situated in this peaceful setting with views across field, a two bedroom end terrace home providing well presented living accommodation within a quarter of a mile of Bourne End village centre.

**SOUTH FACING REAR GARDEN
TWO BEDROOMS
BATHROOM WITH SHOWER
SITTING ROOM OPENING TO
MODERN KITCHEN/BREAKFAST ROOM
MODERN STYLE ELECTRIC HEATERS
GARAGE IN NEARBY BLOCK
ALLOCATED PARKING FOR TWO
DOUBLE GLAZING
IDEAL FIRST TIME BUY
NO ABOVE CHAIN**

TO BE SOLD In good overall condition, a two bedroom end of terrace home situated in a tucked away setting with south facing private garden with gated side and rear access and attractive views over fields to front. Frank Lunnon Close is situated within a quarter of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and a picturesque stretch of the River Thames. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station.

ENTRANCE HALL with staircase to first floor, door to



SITTING ROOM with window to front with view, understairs cupboard, opening to



KITCHEN/BREAKFAST ROOM Fitted with a modern range of light gloss base eye levels units with wood laminate worktops incorporating stainless steel sink, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven with hob & extractor fan, table space, aspect to rear, vinyl floor, door to garden.



FIRST FLOOR

LANDING with access to loft space.



BEDROOM ONE a lovely front aspect room with views over fields, built-in cupboard and airing cupboard.

BEDROOM TWO a rear aspect single bedroom.



BATHROOM fully tiled with white suite comprising enclosed panelled bath, wall mounted shower & screen, pedestal wash basin, low level wc, vinyl flooring, tiled walls, window.

OUTSIDE

To the **FRONT** there is a modest lawned area with path to front door.



To the **REAR** of the property there is a lovely private enclosed lawned garden with paved patio area, timber garden shed, gated side access, rear access gate leads to parking for two cars.

GARAGE with up and over door in nearby block.



BOU243 EPC BAND D

COUNCIL TAX BAND D

VIEWING:, Please contact our Bourne End office bourneend@andrewmilsom.co.uk or [01628 522 666](tel:01628522666).

DIRECTIONS: using the postcode SL8 5UP turn left off the Cores End Road after quarter of a mile turn left into Frank Lunnion Close. Proceed to the end and number 26 will be found approached by a right hand walkway facing fields.

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.

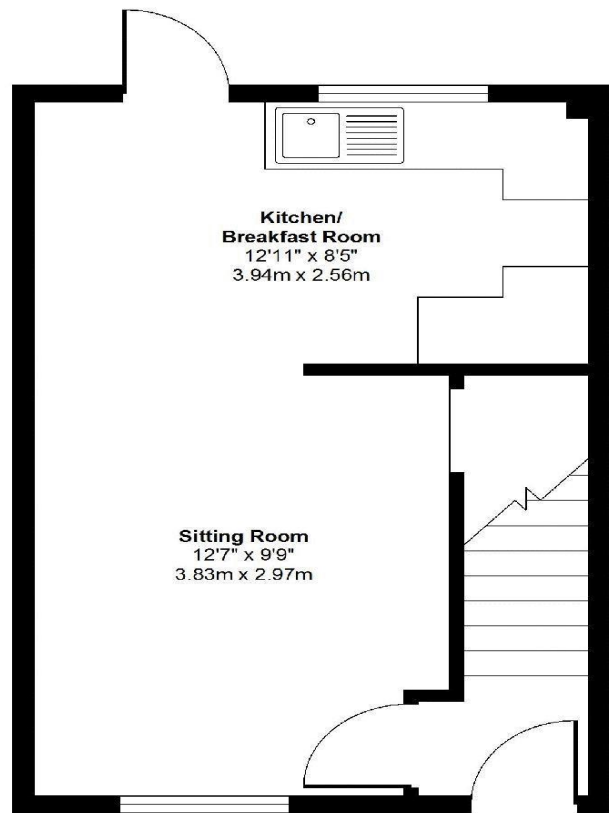
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

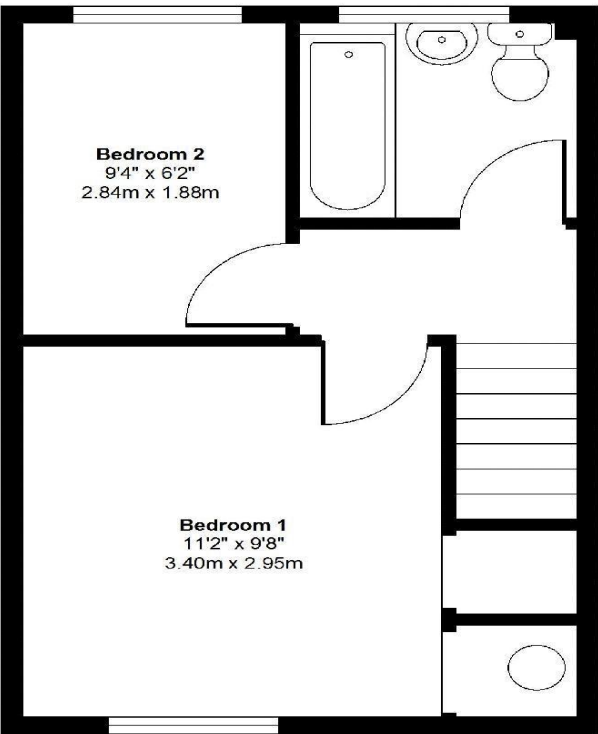


NOT TO SCALE

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Ground Floor
Approx 269 sq ft - 25 sq m
(gross internal)



First Floor
Approx 269 sq ft - 25 sq m
(gross internal)