

6 LOWER RIDGE, BOURNE END
PRICE: £620,000 FREEHOLD

ANDREW MILSOM

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BOURNE END
BUCKS SL8 5BL

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A spacious two bedroom semi-detached bungalow has been extended to provide light and spacious accommodation on one level within quiet cul de sac location – low running costs with solar panels

SECLUDED DELIGHTFUL REAR GARDEN

TWO DOUBLE BEDROOMS

ATTRACTIVE SHOWER ROOM

MODERN KITCHEN & UTILITY

SPACIOUS LIVING/DINING ROOM

GAS CENTRAL HEATING TO RADIATORS

DOUBLE GLAZING & SOLAR PANELS

EPC RATING BAND B

AMPLE DRIVEWAY

POTENTIAL TO ENLARGE SUBJECT TO PLANNING

TO BE SOLD This particularly well presented and extended two-bedroom semi-detached bungalow is positioned within this quiet cul de sac within walking distance to the shops and train station in Bourne End. The property benefits from a secluded, well stocked garden, light and spacious living accommodation, a modern kitchen and adjacent utility room leading to a very pretty secluded garden

Bourne End village centre 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 which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Side entrance door to

ENTRANCE HALL with access to all rooms



LIVING/DINING ROOM with wood effect flooring, large skylight above dining area, bi folding doors to the rear overlooking the garden.





FITTED KITCHEN with a range of white base and eye level cupboards & display units & drawers, ample worktops incorporating a halogen hob with extractor above, electric single oven, double sink unit with mixer tap, space & plumbing for washer/dryer and space & plumbing for dishwasher, window to side, door to **UTILITY ROOM** with appliance space. Base & eye level cupboards, door to garden.



SHOWER ROOM modern fitted with walk in shower behind glass shower screen, wash hand basin and vanity cupboard under, low level wc, tiled floor & walls, window.



BEDROOM ONE aspect to front with space for a wardrobe



BEDROOM TWO aspect to front

OUTSIDE



REAR SECLUDED GARDEN. A pretty feature of the property benefiting from a good-sized lawn, well stocked vegetable and fruit patch, a greenhouse and a large wooden shed easily accessible to the house.

TO THE FRONT there is ample driveway for off road parking



Ref: BOU300 **EPC BAND B**

COUNCIL TAX BAND D

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or **bourneend@andrewmilsom.co.uk**

DIRECTIONS: From our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Take the second left turn into New Road. Follow New Road up the hill, past the School and turn right into Lower Ridge, 6 can be found on the left hand side of the cul de sac

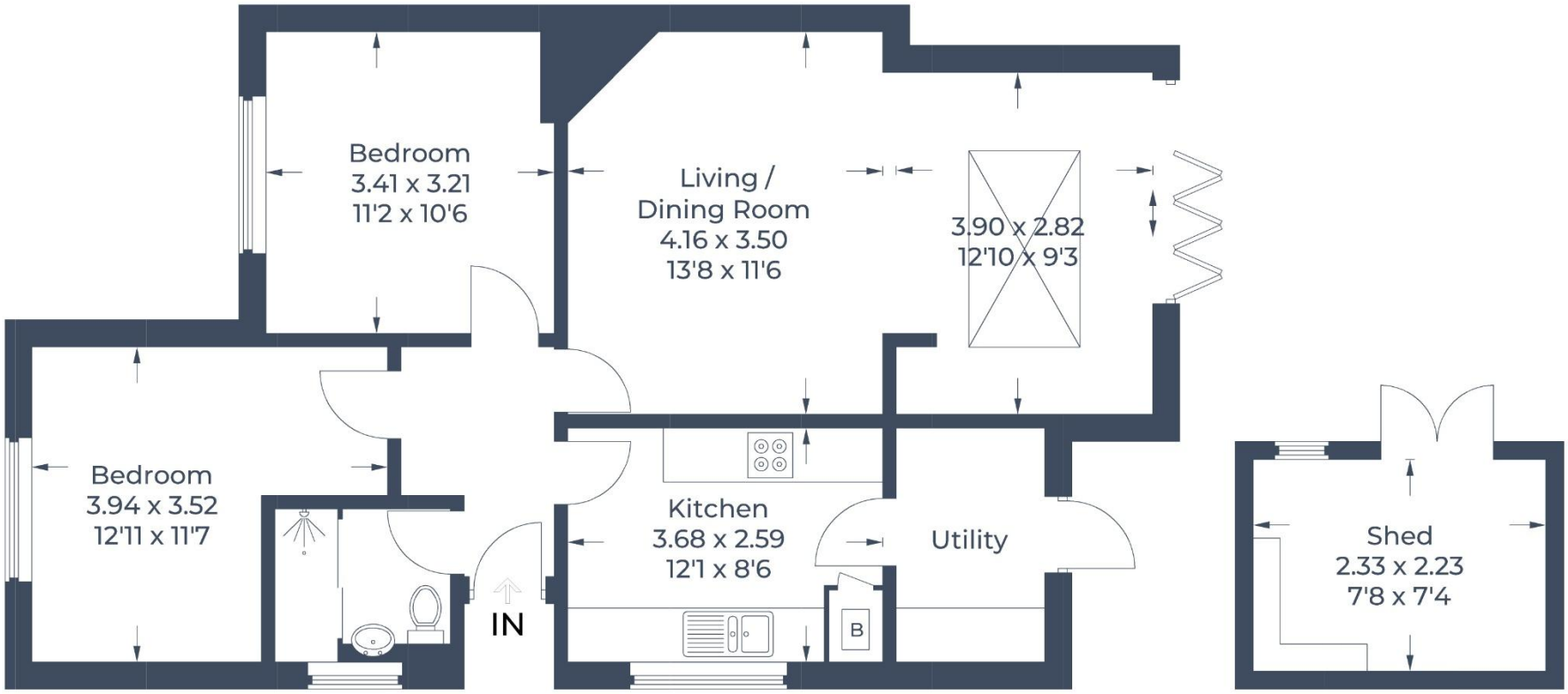
ANTI MONEY LAUNDERING (AML).

All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details.

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft
Shed = 7.6 sq m / 82 sq ft
Total = 80.4 sq m / 866 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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