



26 BROOKFIELD ROAD, BOURNE END
PRICE: £475,000 FREEHOLD

am ANDREW
MILSOM

**26 BROOKFIELD ROAD
BOURNE END
BUCKS HP10 0PZ**

PRICE: £475,000 FREEHOLD

A three bedroom semi-detached house situated within a quiet no through road within catchment to St Pauls School

**REAR GARDEN: THREE BEDROOMS:
DOWNSTAIRS BATHROOM WITH
SEPARATE TOILET
ENTRANCE HALL: UTILITY: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
CONSERVATORY: GAS CENTRAL HEATING
TO RADIATORS: DOUBLE GLAZING:
DRIVEWAY PARKING FOR SEVERAL CARS**

TO BE SOLD: This mature three-bedroom semi-detached property with large pretty rear garden and off-road parking for several cars. The property comprises of a kitchen/breakfast area, utility room, living room and conservatory that opens to the garden. Ground floor cloakroom and bathroom complete the downstairs accommodation. Upstairs there are three double bedrooms. The property is situated in a quiet Cul-de-sac only a short level walk to Bourne end village centre with its 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, 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:

Front door to

ENTRANCE HALL with turning stairs to First Floor Landing doors to living room, cloakroom, bathroom and kitchen

CLOAKROOM with low level wc, wash hand basin, tiled floor.

BATHROOM with large shower and glass wash hand basin with cupboard below, window.



LIVING ROOM with gas radiators, electric fire, doors to conservatory.



KITCHEN fitted with a range of wooden laminate wall and base units, black laminated work tops. Integrated Dishwasher. Single door to conservatory. Radiator



UTILITY ROOM work top, space & plumbing for washing machine, tumble dryer and Fridge Freezer. Lino flooring

FIRST FLOOR

LANDING

BEDROOM ONE a front and back aspect double room, access to loft space. Range of integrated wardrobes. Radiator. Airing cupboard.



BEDROOM TWO aspect to rear. Space for wardrobe



BEDROOM THREE aspect to rear. Space for a wardrobe. Radiator



OUTSIDE

TO THE FRONT is a driveway providing off street parking for several cars leading to the Timber shed.



TO THE REAR is an extensive garden incorporating small vegetable and fruit patch. Slate terraced area leading to lawn with mature hedging/shrubbery to the borders. Timber shed plus greenhouse.



BOU 285 EPC BAND: D

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **HP10 0PZ**

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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.

FINANCIAL SERVICES

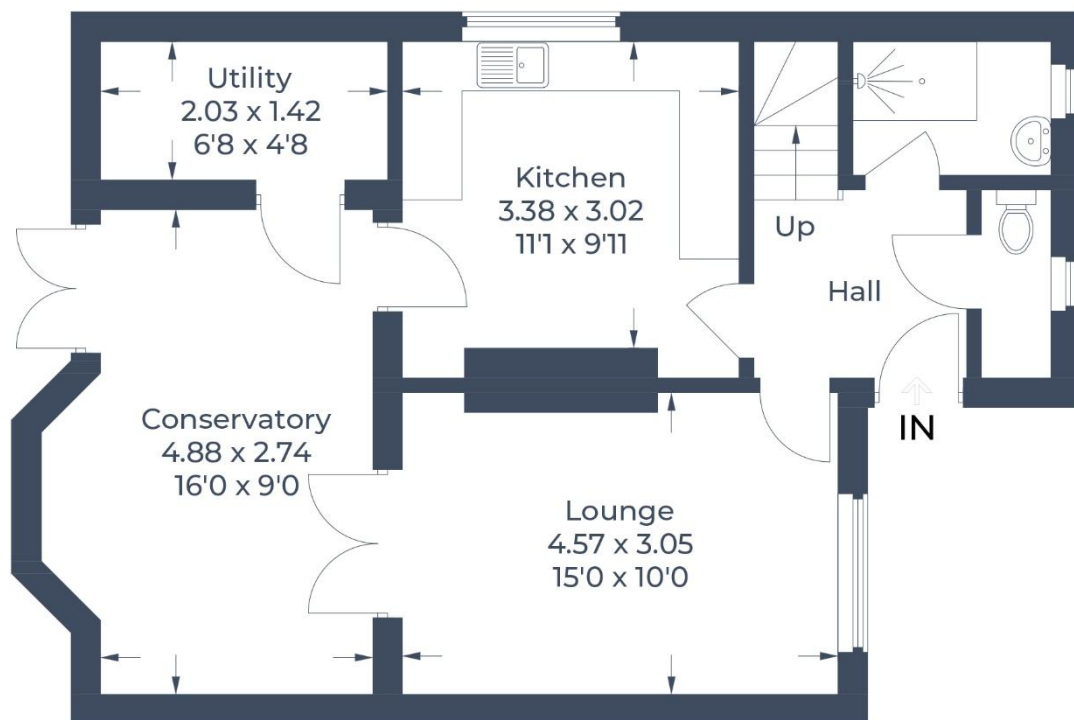
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Your home is at risk if you do not maintain mortgage payments or a loan secured on it

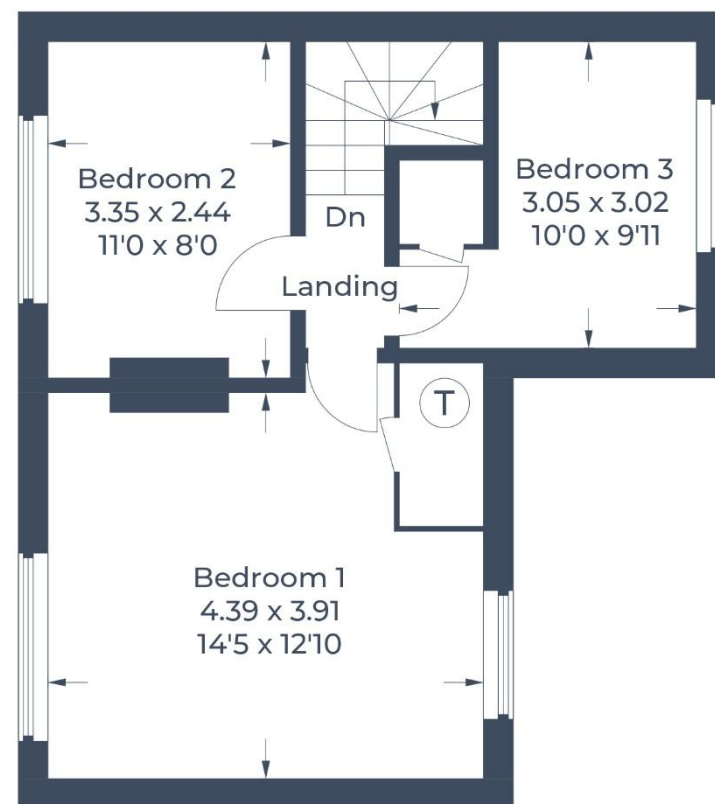
LETTING AND MANAGEMENT

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

Approximate Gross Internal Area
Ground Floor = 57.9 sq m / 623 sq ft
First Floor = 39.4 sq m / 424 sq ft
Total = 97.3 sq m / 1,047 sq ft



Ground Floor



First Floor

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

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