FRANK LUNNON CLOSE, BOURNE END
PRICE: £350,000 FREEHOLD

ANDREW MILSOM

20 FRANK LUNNON CLOSE
BOURNE END
BUCKS SL8 5UP

PRICE: £350,000 FREEHOLD

Situated in this peaceful setting with views across field, a two bedroom mid terrace home providing attractively 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
ELECTRIC STORAGE & CONVECTOR HEATING
ALLOCATED PARKING SPACE
DOUBLE GLAZING
IDEAL FIRST TIME BUY
NO CHAIN ABOVE

TO BE SOLD In tucked away walkway setting overlooking fields to the front a two bedroom middle of terrace home with south facing garden and off road driveway parking to rear. 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 wood effect flooring running through to the kitchen/breakfast room, window to front with view, deep understair cupboard, opening to

KITCHEN/BREAKFAST ROOM Fitted with a modern range of shaker style units with laminate worktops incorporating a single bowl sink with mixer tap, space and plumbing for washing machine, space for fridge, halogen hob with double electric oven below & extractor hood over, wood effect floor, aspect to rear, 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 modern white suite comprising enclosed panelled bath with mixer tap, shower & screen, wash basin, low level wc, wood effect floor, window.

OUTSIDE

To the **FRONT** there is a modest lawned area with shared pathway on walkway..

To the **REAR** of the property there is an established lawned garden with paved patio and shrub beds, trellis fencing by hedgerow with rear access leading to off road parking for one car

BOU294 **EPC RATING** D

COUNCIL TAX BAND D

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

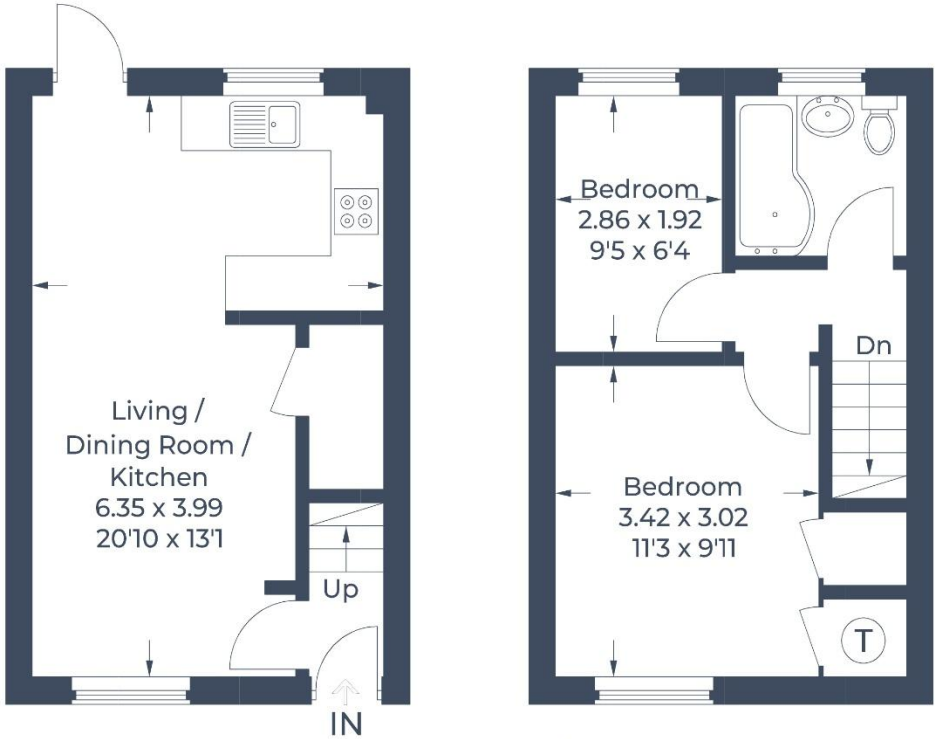
DIRECTIONS: using the postcode SL8 5UP turn left off the Cores End Road after quarter of a mile turn left into Frank Lunnon Close. Proceed to the end and number 20 will be found approached by a right hand walkway facing fields.

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.

Approximate Gross Internal Area
Ground Floor = 25.6 sq m / 276 sq ft
First Floor = 25.4 sq m / 273 sq ft
Total = 51.0 sq m / 549 sq ft



Ground Floor **First Floor**

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