



15 FISHERMANS WAY, BOURNE END
PRICE: £725,000 FREEHOLD

am ANDREW
MILSON

**15 FISHERMANS WAY
BOURNE END
BUCKS SL8 5LX**

PRICE: £725,000 FREEHOLD

A superbly presented and thoughtfully extended four bedroom family home in a popular location within walking distance of Bourne End village centre.

FRONT & REAR GARDENS WITH PARKING & DETACHED GARAGE: MASTER BEDROOM WITH EN SUITE SHOWER ROOM: THREE FURTHER BEDROOMS & FAMILY BATHROOM: HALL: CLOAKROOM LIVING ROOM: OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH GARDEN ACCESS: UTILITY ROOM: HIVE GAS CENTRAL HEATING TO RADIATORS DOUBLE GLAZING: ATTRACTIVE DÉCOR, FITTINGS & FLOOR COVERINGS RECENTLY REROOFED.

TO BE SOLD: This spacious bay fronted four bedroom semi-detached home has been extended and updated to an attractive specification which includes contemporary fittings, open flow and a magnificent kitchen/dining/family room in particular which opens to the garden. Viewing is highly recommended. The property is located within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's 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:

Replacement front door to.

ENTRANCE HALL of spacious design with staircase to first floor, cloaks cupboard, doors to living room and kitchen/dining/family room, wood effect flooring, door to

CLOAKROOM with modern suite of wash hand basin, low level wc, window.



LIVING ROOM a lovely bay fronted room, newly decorated, with low level storage cupboards, new carpet.



KITCHEN/DINING/FAMILY ROOM with doors opening to the garden, wood effect flooring, modern kitchen with contrasting base and eye level units with quartz worktops incorporating sink unit, integrated Siemens appliances including induction hob with

extractor, electric oven & grill & dishwasher, space for fridge/freezer, space for table, lovely seating/family space, velux windows



UTILITY ROOM with fitted cupboards, worktops & sink unit, space and plumbing for washing machine and tumble dryer, door to garden.



FIRST FLOOR LANDING access to loft space with ladder. Potential to convert loft subject to planning.



BEDROOM ONE a spacious double bedroom with aspect to front, wardrobe cupboards either side of bed.



BEDROOM TWO with aspect to rear with built in wardrobe..

BEDROOM THREE with bay window and aspect to front, built in wardrobe.

BEDROOM FOUR with aspect to front.



EN SUITE SHOWER ROOM with double sized Shower unit with wall mounted shower control, wash hand basin with storage below, low level wc, tiled walls, window.



FAMILY BATHROOM with white modern suite of bath with wall mounted shower above and screen, wash hand basin with cupboards below, tiled walls, window.

OUTSIDE

To the **FRONT** There is a gate and fence enclosed lawned front garden with pathway to the front door and gated side access leading to

The **REAR GARDEN** which fully enclose and laid to lawn with rear patio linking to the house and resin driveway for off road parking to the side and front of a detached **GARAGE**. There is sliding gated rear access to the driveway and garage

EPC RATING C COUNCIL TAX BAND: E

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

DIRECTIONS: Using the postcode **SL8 5LX**, the property can be found on the left hand side as the last house before a left turning into Kennet Road.

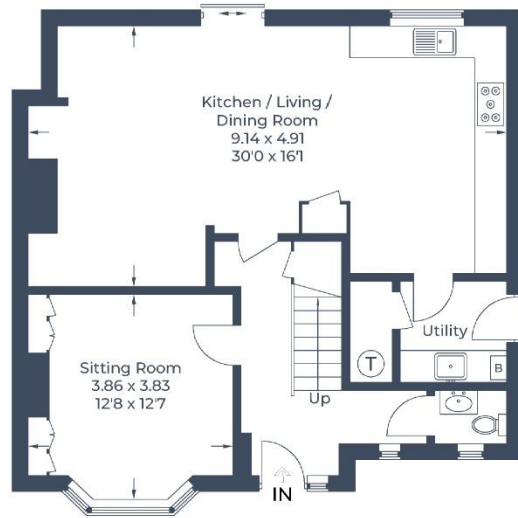
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared 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.

Our Ref: BOU 2243

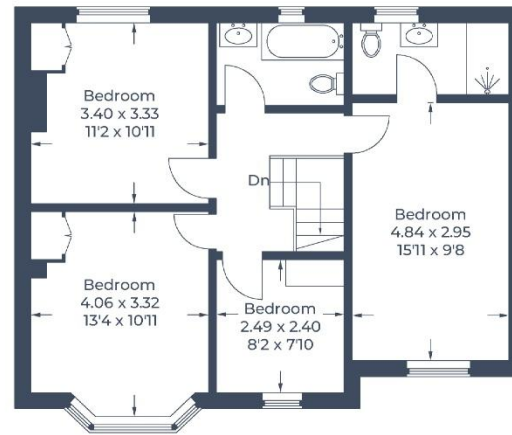
Approximate Gross Internal Area
Ground Floor = 74.6 sq m / 803 sq ft
First Floor = 61.5 sq m / 662 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 149.9 sq m / 1,613 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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