



BRIDGESTONE DRIVE, BOURNE END
PRICE: £239,950 LEASEHOLD

am ANDREW
MILSOM

**23 BRIDGESTONE DRIVE
BOURNE END
BUCKS SL8 5XG**

PRICE: £239,950 LEASEHOLD

A superbly presented one bedroom first floor
maisonette in popular and convenient
setting close to Bourne End village centre.

**LEVEL OPEN FRONT LAWN
BEDROOM WITH BUILT-IN WARDROBE
MODERN SHOWER ROOM
SPACIOUS LIVING/DINING ROOM
FITTED KITCHEN
DOUBLE GLAZING
ELECTRIC HEATING
RECENTLY RE-CARPETED & DECORATED
ALLOCATED PARKING
IDEAL FIRST PURCHASE OR BUY TO LET**

TO BE SOLD Close to the village centre and rail station, a spacious and particularly well presented one bedroom first floor maisonette with good sized living/dining room, modern kitchen with oven & hob, refitted shower room, double glazing and allocated parking. Bridgestone Drive is located within a quarter of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and 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.

The accommodation comprises:

COVERED ENTRANCE PORCH with storage cupboard and front door to:

ENTRANCE LOBBY with staircase rising to first floor landing.

LANDING with airing cupboard, storage cupboard, access to loft space.



LIVING/DINING ROOM a bright front aspect room with two windows.



FITTED KITCHEN fitted with a range of matching white gloss base and eye level units, roll edge work surfaces incorporating single drainer single bowl sink unit, electric hob with extractor fan over and oven

below, tiled borders, space and plumbing for washing machine, space for fridge & freezer, wood effect flooring, window to rear.



DOUBLE BEDROOM a rear aspect room with built-in wardrobe cupboard.



SHOWER ROOM with modern suite comprising shower cubicle with shower unit and screen, pedestal wash hand basin, low level wc, tiled floor, heated towel rail, window.

OUTSIDE

There is a modest open area of lawn to the front of the property

PARKING There is one allocated parking space.



TENURE Leasehold. 999 years from 1980.

GROUND RENT None.

MAINTENANCE CHARGES None.

EPC BAND: C **REF: BOU 196**

COUNCIL TAX BAND C

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office in The Parade turn right and at the mini-roundabout turn left into Cores End Road. Continue for approximately quarter of a mile turning right into Millboard Road, immediately left into Bridgestone Drive where the subject property can be found after a short distance on the left hand side.

ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. 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 and furnishings.



Approximate Gross Internal Area
43 sq m / 459 sq ft

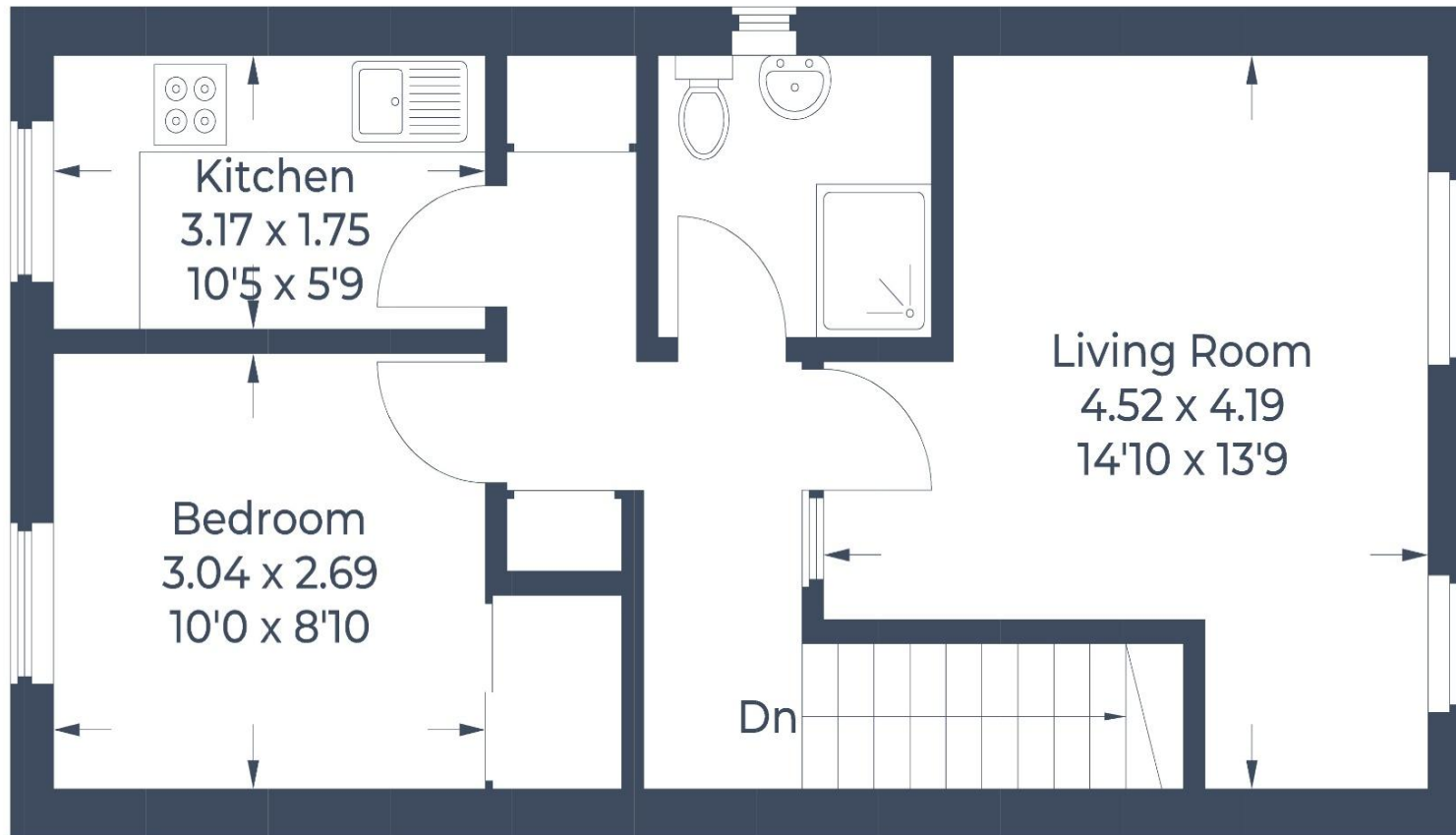


Illustration for identification purposes only,
measurements are approximate, not to scale.
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