



22 GODDINGTON ROAD, BOURNE END
PRICE: £795,000 FREEHOLD

am ANDREW
MILSON

**22 GODDINGTON ROAD
BOURNE END
BUCKS SL8 5TZ**

PRICE: £795,000 FREEHOLD

A well presented five bedroom semi detached family home with good sized established rear garden situated in this highly regarded residential setting within a quarter of a mile of Bourne End village centre.

**ATTRACTIVE REAR GARDEN
FIVE BEDROOMS WITH EN SUITE SHOWER
ROOM TO MASTER BEDROOM &
FAMILY BATHROOM
ENTRANCE HALL: STUDY: CLOAKROOM
LIVING ROOM: DINING ROOM
MODERN KITCHEN/BREAKFAST ROOM
DRIVEWAY PARKING:
DOUBLE GLAZING: GAS CENTRAL
HEATING TO RADIATORS
WALKING DISTANCE OF CLAYTONS
PRIMARY SCHOOL: GRAMMAR SCHOOL
CATCHMENT**

TO BE SOLD A spacious five bedroom semi detached house offering well-presented family accommodation over three floors with generous ground floor space with three reception rooms and a good-sized kitchen/breakfast room accessing the generous secluded rear garden. There are five spacious bedrooms over two floors with a second floor Master suite with shower room and first floor family bathroom. Goddington Road 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 good schooling. 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 main line station or to London Marylebone from Beaconsfield mainline station.

The accommodation comprises:

Replacement front door to **ENTRANCE HALL** with wood laminate floor, stairs to first floor landing.



STUDY with aspect to front, wood laminate floor, door to

CLOAKROOM comprising low level wc and wash hand basin, wood effect laminate floor, window to side.



LIVING ROOM a spacious front aspect room, with wood laminate floor, attractive tiled & cast iron fireplace with timber surround, opening to



DINING ROOM with double glazed French doors to garden, wood laminate floor, door to kitchen/breakfast room.



FITTED KITCHEN fitted with a range of matching gloss white floor and wall units with glass cabinets, ample shaped granite work surfaces incorporating sink unit with mixer tap, range style cooker with extractor canopy over, space for fridge/freezer, integrated dishwasher, space & plumbing for washing machine, ceramic tiled floor and space for tumble dryer, wall mounted gas fired boiler, double glazed French doors to garden.

FIRST FLOOR

LANDING with airing cupboard with hot water tank, staircase to second floor.



BEDROOM TWO a lovely bright front aspect double bedroom room with far reaching view



BEDROOM THREE a double bedroom with pleasing aspect over the garden.

BEDROOM FOUR an irregular shaped though spacious room with eaves storage, aspect to front.

BEDROOM FOUR another spacious bedroom overlooking the garden.

FAMILY BATHROOM fitted with fully tiled white suite comprising enclosed panel bath with mixer taps shower over and screen, pedestal wash hand basin, low level wc, two windows to rear, tiled floor.

SECOND FLOOR



MASTER BEDROOM with wood laminate flooring, aspect to rear, two velux windows, door to

EN SUITE SHOWER ROOM with shower cubicle housing unit & controls, vanity wash hand basin, low level wc, tiled floor, window.

OUTSIDE

TO THE FRONT is an area of lawn, some shrubs/trees enabling parking for 3 cars. Gated side access.



THE REAR GARDEN is a most attractive feature of the property being a leafy country style garden with lawn & pathway leading to midway patio area and further lawn with Summerhouse and shed. There are various shrubs, hedging and mature trees providing excellent screening.



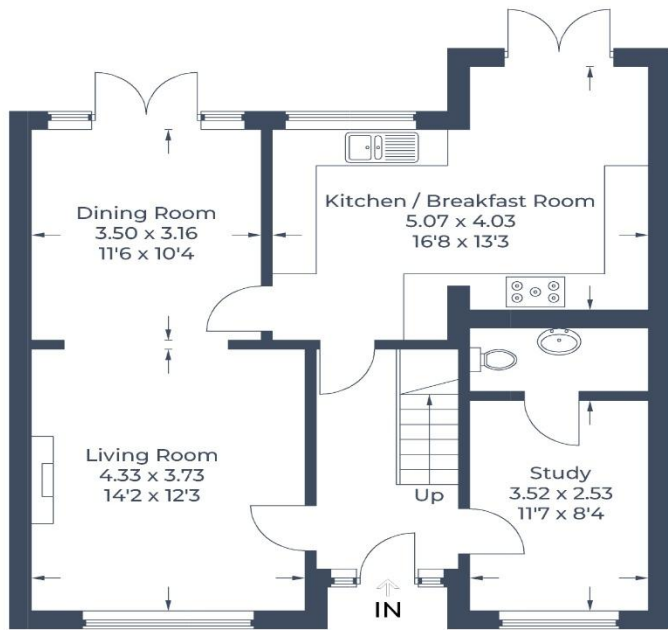
Ref: BOU260 **EPC Rating** C
Council Tax Band F

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office** on **01628 522666**.

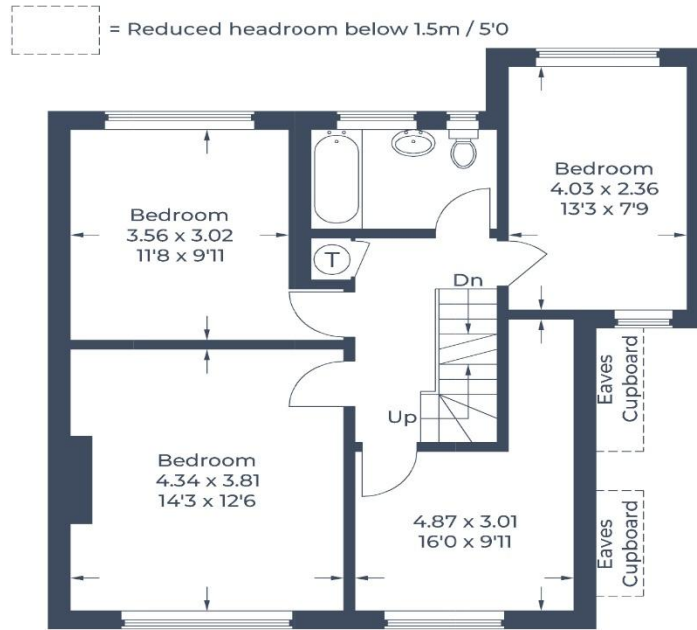
DIRECTIONS: from our Bourne End office in the parade turn left, continue through the village taking the next turning right into Blind Lane. Continue up the hill and take the third turning left, past the park, into Goddington Road where the subject property can be found after a short distance on the right hand side.

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.

Approximate Gross Internal Area
 Ground Floor = 69.2 sq m / 745 sq ft
 First Floor = 62.4 sq m / 672 sq ft
 Second Floor = 27.3 sq m / 294 sq ft
 Total = 158.9 sq m / 1,711 sq ft



Ground Floor



First Floor



Second Floor

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