



3 BURROUGHS CRESCENT, BOURNE END
GUIDE PRICE: £610,000 FREEHOLD

am ANDREW
MILSON

**3 BURROUGHS CRESCENT
BOURNE END
BUCKS SL8 5NR**

PRICE: £610,000 FREEHOLD

A well presented extended three bedroom link detached home – walking distance to Claytons School & Bourne End village centre.

**PRIVATE LAWNED REAR GARDEN
THREE GOOD SIZED BEDROOMS
BATHROOM: ENTRANCE HALL
CLOAKROOM: KITCHEN: LIVING ROOM
OPENING TO DINING ROOM
FAMILY/GARDEN ROOM: GAS CENTRAL
HEATING TO RADIATORS DOUBLE
GLAZING: GARAGE: DRIVEWAY PARKING.
WALKING DISTANCE OF VILLAGE
CENTRE: NO CHAIN ABOVE**

TO BE SOLD: This exceptionally well maintained three bedroom link detached home enjoys a popular location and has been extended across the back on the ground floor enabling a spacious family/garden room giving access to the generous sized rear garden. To the front there is driveway parking for two cars leading to a garage which has internal access. Burroughs Crescent residents have access to a shared communal green. The property is situated within a level walk 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 with Claytons Primary School 100 yards away from number 3. 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 with large under stairs storage cupboard, airing cupboard with hot water tank.

CLOAKROOM with wash hand basin, low level wc, window.



KITCHEN with a range of base & eye level units, work tops & sink unit, gas hob with extractor above & electric oven below, space & plumbing for washing machine & dish washer, space for fridge freezer, wall mounted Worcester gas fired boiler, wide serving hatch to living room, aspect to front.



LIVING ROOM a spacious room leading to the dining area and via double doors to the family/garden room, stairs to first floor.



DINING ROOM with aspect over garden.



FAMILY/GARDEN ROOM with, door to garage and patio doors, to garden terrace.

FIRST FLOOR

LANDING with access into loft space.



BEDROOM ONE with built in double wardrobe cupboard, aspect to rear.



BEDROOM TWO with ample built in wardrobe cupboards and wash hand basin, aspect to front.

BEDROOM THREE with built in wardrobe cupboard, aspect to rear.



BATHROOM fully tiled with spacious modern bath with mixer tap & wall mounted shower, low level wc, wash hand wash basin with cupboards below & worktop, heated towel rail, tiled walls & floor, window.

OUTSIDE

TO THE FRONT is an area laid to astroturf, with driveway providing off street parking for two cars.



THE REAR GARDEN which is circa 50ft and mainly laid to lawn with rear terrace, panelled

fencing and seclusion provided by established shrubs and trees on the rear boundary.

GARAGE with electric roller door, light & power and rear door to family room.

BOU306 EPC RATING: D COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode SL8 5NR turn right into Burroughs Crescent and number 3 is almost immediately on the left hand side.

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.

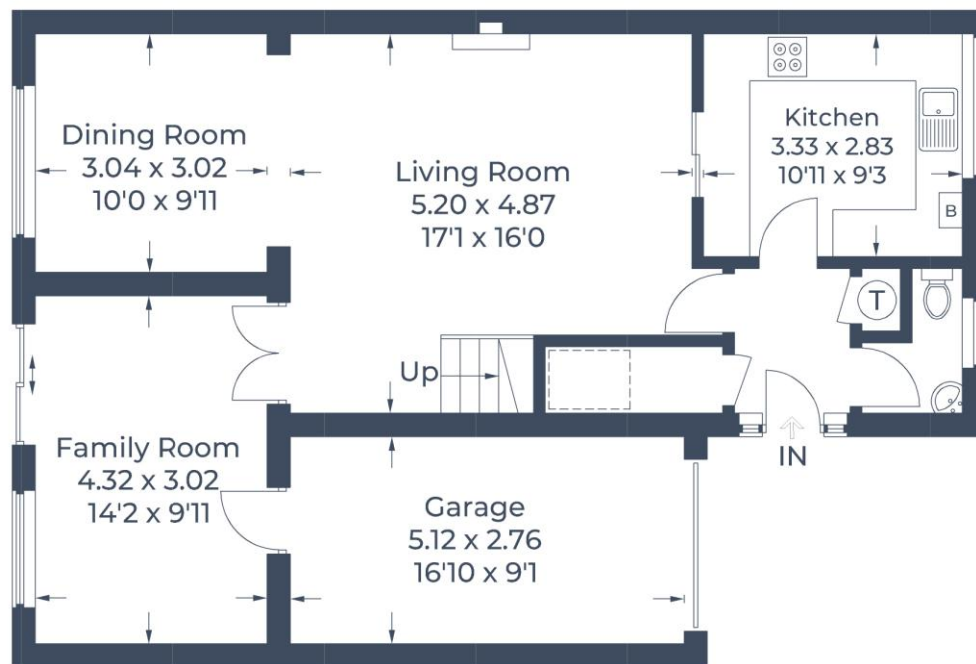
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area
 Ground Floor = 83.4 sq m / 898 sq ft (Including Garage)
 First Floor = 42.3 sq m / 455 sq ft
 Total = 125.7 sq m / 1,353 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor