



WALDENS CLOSE, BOURNE END
PRICE: £725,000 FREEHOLD

am ANDREW
MILSON

**2 WALDENS CLOSE
BOURNE END
BUCKS SL8 5RT**

PRICE £725,000 FREEHOLD

Situated in this popular and convenient cul-de-sac setting in the heart of the village, a three bedroom detached bungalow with level plot and garage

**PRIVATE REAR GARDEN WITH LOG CABIN
THREE BEDROOMS: SHOWER ROOM
ENTRANCE HALL: CLOAKROOM
GOOD SIZED LIVING ROOM: MODERN
KITCHEN: CONSERVATORY/UTILITY
DOUBLE GLAZING: GAS CENTRAL
HEATING TO RADIATORS
SINGLE GARAGE OPPOSITE
WITHIN A LEVEL WALK OF BOURNE END
VILLAGE CENTRE, RAILWAY STATION
AND THE RIVER THAMES
NO CHAIN ABOVE**

TO BE SOLD a rarely available three bedroom detached bungalow providing well presented and modern fitted living accommodation situated in this pleasant cul de sac within strolling distance of Bourne End village centre and Bourne End Marina by the River Thames. The interior includes refitted kitchen and shower room with toilet & separate cloakroom, attractive wooden flooring, a spacious living room, utility/conservatory, log cabin and garage opposite in block of four. Immediate possession is available. There is potential to enlarge/adapt the layout subject to planning. Close by, Bourne End village centre 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.

The accommodation comprises:

Side Entrance Front door to **ENTRANCE LOBBY** with meter cupboard, small window, door to

ENTRANCE HALL with attractive wooden flooring, access to boarded loft with ladder.

CLOAKROOM with half tiled walls & tiled floor, wash hand basin, low level wc, window.



LIVING/DINING ROOM a pleasant rear aspect room overlooking the garden with sliding patio doors, wood flooring, recessed ceiling lights.



KITCHEN: fitted with a matching range of modern units with storage cupboards drawers & shelving, dark granite worktops with sink unit & mixer tap, gas hob with extractor above & electric oven below,

integrated dish washer & fridge freezer, wall mounted Glow Worm gas fired boiler, side window, tiled floor, opening to



UTILITY/CONSERVATORY with granite work top with space and plumbing for washing machine & tumble dryer below, further appliance space, vinyl flooring, door to garden.

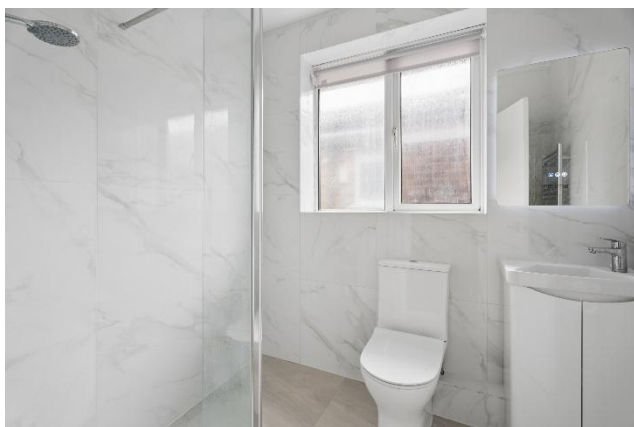
BEDROOM ONE a front aspect room overlooking front lawn, range of built in storage/wardrobe cupboards, wood flooring.



BEDROOM TWO a front and side aspect room overlooking front lawn, wood flooring.



SHOWER ROOM with walk in shower & screen with wall mounted controls, wash hand basin with cupboards below, low level wc, heated towel rail, tiled walls & floor, recessed ceiling lights.



OUTSIDE

TO THE FRONT of the property is an area of level lawn with paved pathways leading to both sides of the bungalow.

THE REAR GARDEN is fence enclosed with mature trees predominantly laid to level lawn with paved patio, shingle beds and pathway leading to a detached **LOG CABIN** which features sealed unit

double glazing and has a spacious living area with wood flooring & a good sized shower room.



GARAGE there is a single garage opposite the bungalow being the second in from the right hand side of the four garages.

Our Ref: BOU276

EPC Rating C Council Tax Band E

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.

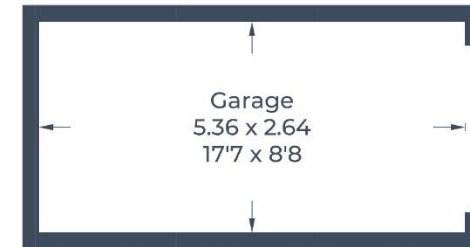
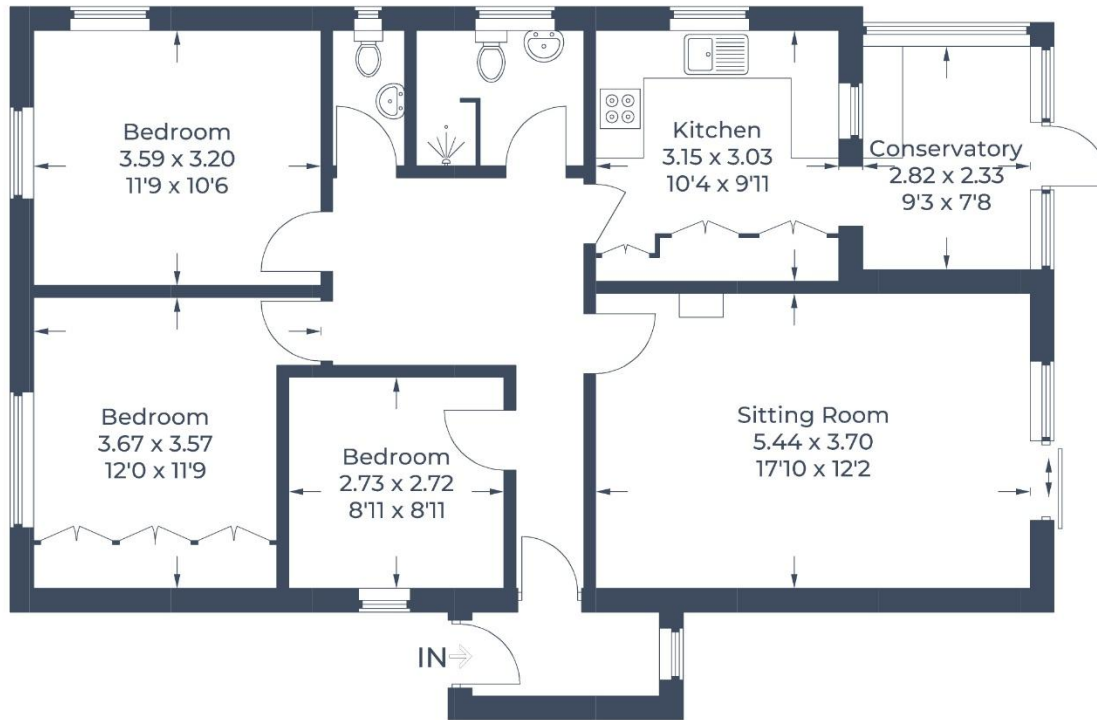
DIRECTIONS: from our Bourne End office in The Parade turn towards the Marina into Wharf Lane and Waldens Close is a left hand turning with number 2 being found at the bottom of the cul de sac.

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.

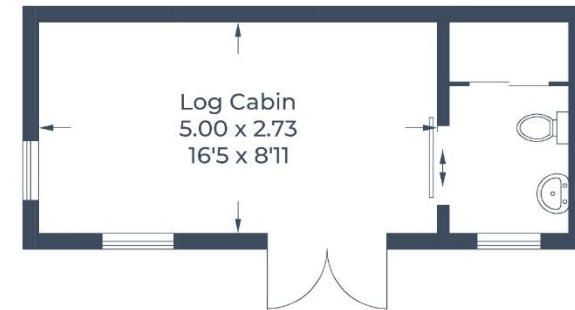
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area
Ground Floor = 90.6 sq m / 975 sq ft
Garage / Log Cabin = 31.8 sq m / 342 sq ft
Total = 122.4 sq m / 1,317 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)