



NEW ROAD, BOURNE END
PRICE: £785,000 FREEHOLD

am ANDREW
MILSOM

**29 NEW ROAD
BOURNE END
BUCKS SL8 5BJ**

PRICE: £785,000 FREEHOLD

A surprisingly spacious and versatile four bedroom detached chalet bungalow with west facing rear garden in walking distance of Bourne End village centre.

**WESTERLY FACING SECLUDED GARDENS
THREE SPACIOUS FIRST FLOOR
BEDROOMS INCLUDING IMPRESSIVE
MASTER BEDROOM SUITE WITH ENSUITE
SHOWER & DRESSING AREA: STUDY/ BED
5: FAMILY BATHROOM: GROUND FLOOR
BEDROOM & SHOWER ROOM: HALL WITH
STAIRCASE: LARGE UTILITY ROOM:
KITCHEN/DINING FAMILY ROOM WITH
BIFOLDS TO GARDEN: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS
AMPLE FRONT DRIVEWAY PARKING
WALKING DISTANCE OF VILLAGE
CENTRE.**

TO BE SOLD: A well maintained and attractively presented four bedroom detached chalet bungalow with adaptable lay out including 'hub of the home' kitchen/dining/living room, impressive Master bedroom suite, good sized westerly facing garden and ample driveway enabling parking for the family. All just a short walk from Bourne End village with its busy marina by the River Thames and a comprehensive range of shopping facilities for day to day needs, a 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:

Front door to

ENTRANCE HALL There is a welcoming hallway with wooden floor and balustrade staircase rising to first floor, full height opening to kitchen/dining/living room.

FAMILY ROOM a dual aspect room with front bay, wood effect floor.

BEDROOM FOUR a lovely double bedroom/reception space with bay window to front.

SHOWER ROOM modern & fully tiled with suite of shower cubicle with overhead shower & controls, wash hand basin with cupboards below, low level wc, Inset mirror, tiled floor.



UTILITY ROOM with range of base & eye level storage units & shelving, ample work surface & sink unit with mixer tap, wall mounted gas fired boiler, appliance space, space & plumbing for washing machine & tumble dryer, side window.

KITCHEN/DINING/LIVING ROOM with dual aspect, an L shaped room giving excellent dining & living space with wood flooring and bifolding doors giving access to the garden and open plan to the farm-house style solid wood kitchen with latch doors & wood panelling, wood trimmed laminate work tops, range style cooker with extractor canopy over, exposed brickwork, shelving & breakfast bar, tiled floor, integrated appliances including fridge & dishwasher, aspect and door to outside.



FIRST FLOOR LANDING

MASTER BEDROOM with dormer window to rear, built in wardrobe cupboards, open to dressing room.



DRESSING ROOM with a range of built in drawers and hanging space, dressing table area, rear dormer window, sliding doors



EN SUITE SHOWER ROOM with modern suite of tiled shower corner with unit & controls, wash hand basin with storage below, further cupboards, low level wc, tiled floor, side window.

BEDROOM TWO with built in wardrobe cupboards, velux window.

BEDROOM THREE with velux window to front.

STUDY/NURSERY with aspect to side.

FAMILY BATHROOM with modern tiled white suite of bath with mixer tap & shower attachment,

wash hand basin with cupboards below, low level wc, tiled floor.



OUTSIDE

To the **FRONT** is a shingle driveway providing parking for several vehicles. Gated side access leads to the rear.



The **REAR GARDEN** is an attractive feature of the property being westerly facing and of generous size and seclusion with spacious deck with steps to established lawn with hedgerow & mature trees providing seclusion



BOU280 EPC BAND: D
COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL8 5BJ** the subject property will be found on the left-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.

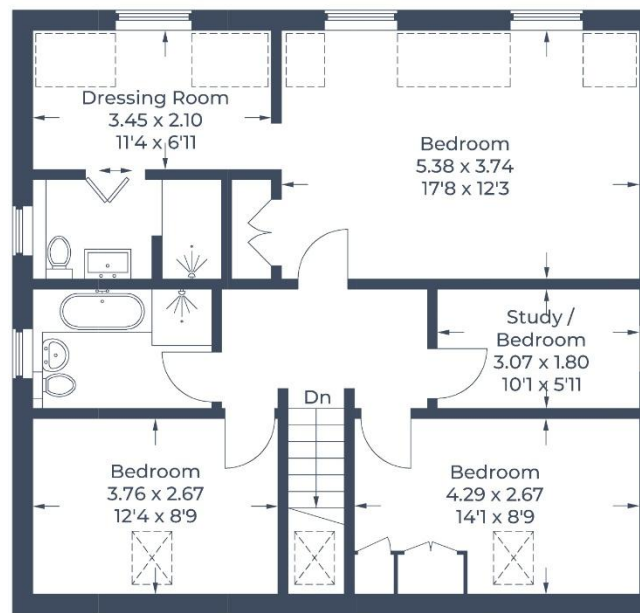


Approximate Gross Internal Area = 180 sq m / 1,938 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First 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 and furnishings.