



2 EVENLODE ROAD, BOURNE END
PRICE: £595,000 FREEHOLD

am ANDREW
MILSOM

**2 EVENLODE ROAD
BOURNE END
BUCKS SL8 5ND**

PRICE: £595,000 FREEHOLD

An extended three-bedroom bay fronted semi-detached home with impressive kitchen/breakfast room in particular in a convenient location within walking distance of Bourne End village centre.

**OVERLOOKING GREEN TO FRONT WITH
SHARED PARKING BAY: SOUTHWEST
FACING REAR GARDENS
THREE BEDROOMS: IMPRESSIVE LARGE
BATHROOM: HALL: CLOAKROOM
LIVING ROOM OPEN TO DINING AREA
STUDY: KITCHEN/BREAKFAST ROOM
GAS CENTRAL HEATING TO RADIATORS
MODERN DOUBLE GLAZING
SOLAR PANELS: EV CHARGER
OFF ROAD PARKING**

TO BE SOLD: This spacious and well-presented three-bedroom semi-detached home has been enlarged and adapted to create a lovely family home with generous sized modern kitchen/breakfast room opening to the southwest facing garden and the original kitchen area in use as a useful study. The main living area has a log burner and upstairs there are three good sized bedrooms served by a large modern bathroom. Viewing is highly recommended. The property is located within walking distance of Bourne End village which offers comprehensive 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 in brief:

COVERED PORCH with replacement front door to.

ENTRANCE HALL with stairs to first floor, window to side, door to

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



LIVING ROOM with bay window to front, fireplace with log burner, open to

DINING AREA with storage cupboards and shelving, double doors to kitchen, door to



STUDY with aspect to side, cupboard housing Worcester gas fired boiler, door to kitchen.

KITCHEN/BREAKFAST ROOM a lovely bright room with French doors to the garden and featuring attractive base & eye level units including some contrasting, ample worktops with sink unit and island. Built in oven, gas hob & extractor canopy, microwave, dishwasher & slimline wine fridge, space for fridge/freezer, space & plumbing for washing machine, LED ceiling lights, velux windows, tiled floor, door to side of property.



FIRST FLOOR LANDING with window to side, access to fully boarded loft space with ladder, light & solar power inverter.



BEDROOM ONE a delightful room with lovely aspect over common green, full width 'Sharps' built in wardrobes.



BEDROOM TWO a rear aspect double room with pleasing outlook, built in wardrobes cupboards (one heated).

BEDROOM THREE a good sized single room with aspect to front.



BATHROOM of spacious design three windows and modern white suite of bath with overhead shower & screen, wash hand basin with cupboard below, low level wc, storage unit, tiled floor with under floor heating, heated towel rail, LED ceiling lights.

OUTSIDE

TO THE FRONT There is an enclosed lawned garden with shrubs/hedging and shingle driveway for off road parking with double wrought iron gates leading to a further shingle area with paving. The property overlooks the large green and narrow road that serves just 12 houses on Evenlode Road.



THE REAR GARDEN is south west facing in aspect and mainly laid to lawn with paved patio to the rear of the house and maturing shrubs/trees on the fence enclosed boundaries. The garden extends to the side. Shed with light and power

BOU231 EPC BAND: TBA

COUNCIL TAX BAND: D

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

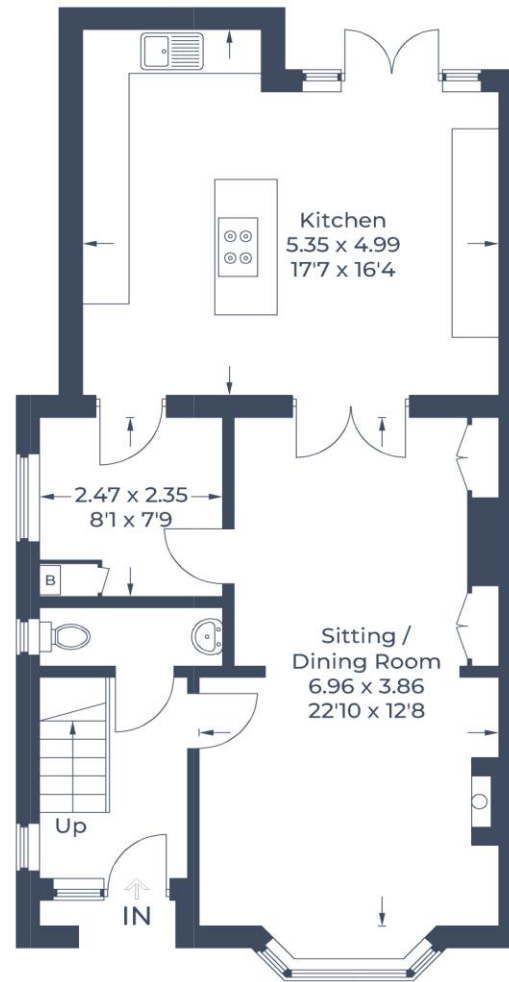
DIRECTIONS: Using the postcode SL8 5ND, the property can be found on the right hand side when coming from Blind Lane.

MONEY LAUNDERING REGULATIONS:

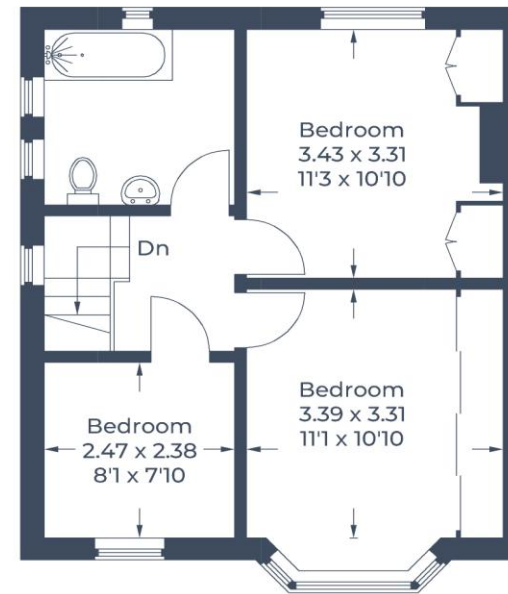
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a 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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
Ground Floor = 66.6 sq m / 717 sq ft
First Floor = 41.8 sq m / 450 sq ft
Total = 108.4 sq m / 1,167 sq ft



Ground Floor



First Floor

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