

CHALKLANDS, BOURNE END
PRICE £920,000 FREEHOLD

ANDREW MILSOM

49 CHALKLANDS
BOURNE END
BUCKS SL8 5TH

PRICE: £750,000 FREEHOLD

A spacious five bedroom semi-detached family home situated in a popular and convenient location within walking distance of Bourne End village centre and amenities.

LARGE PRIVATE REAR GARDEN:
FIVE DOUBLE BEDROOMS INCLUDING MASTER & GUEST BEDROOM SUITES:
BATHROOM & SECOND FLOOR EN SUITE CLOAKROOM.
RECEPRION HALL: CLOAKROOM
LIVING ROOM: STUDY: FAMILY ROOM
KITCHEN/BREAKFAST/DINING ROOM
UTILITY ROOM: GARAGE: AMPLE DRIVEWAY PARKING:
GAS CENTRAL HEATING TO RADIATORS
DOUBLE GLAZING:
POPULAR LOCATION

TO BE SOLD: This five bedroom bay fronted semi-detached home has been substantially enlarged over three floors to create what is now a high specification contemporary family house with large garden and ample parking. Notable features include a 'hub of the home' kitchen across the back, ample reception choices, five spacious bedrooms including Master & Guest bedroom suites, two cloakrooms (one en-suite) and a utility room.

The property is situated on a popular residential road which is within walking distance of Bourne End village centre and amenities. Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctors 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 with Front door to

ENTRANCE PORCH ideal cloaks storage space, open to

ENTRANCE HALL stairs to first floor.

CLOAKROOM with wash basin, low level wc.

STUDY fully fitted with ample storage, bay window to front.

LIVING ROOM with aspect to front, wood effect flooring, ornamental chimney breast.



KITCHEN/BREAKFAST/DINING ROOM fitted with a range of modern contrasting base and eye level units, quartz worktops with sink with mixer tap and breakfast bar, space for range cooker with extractor over, integrated dishwasher & fridge/freezer, tiled floor running into utility and dining area, skylight, opening to family room, bifolds opening to garden.





UTILITY ROOM with storage cupboards., quartz worktops & sink unit, wall mounted gas boiler, space and plumbing for washing machine & tumble dryer, door to outside.

FAMILY ROOM with double doors to living room.

FIRST FLOOR

LANDING with staircase to second floor.

MASTER BEDROOM with access to rear. Walk in **Dressing area,** door to En suite.



EN SUITE SHOWER ROOM fitted in contemporary style with double shower enclosure with controls, low level wc, wash hand basin, contrasting tiled walls & floor, window.



BEDROOM TWO a spacious double room with two front facing windows.

EN SUITE SHOWER ROOM with shower cubicle, wash hand basin, low level wc, heated towel rail, tiled floor & walls.

BEDROOM THREE a double bedroom with aspect to rear



BEDROOM FOUR a double bedroom with aspect to front with built in wardrobe cupboards.



BEDROOM THREE double glazed window to front, built in wardrobes, radiator.

FAMILY BATHROOM a modern white three-piece suite of panelled bath with shower over & screen, low level wc, vanity wash hand basin, tiled walls and floor.

SECOND FLOOR

SPACIOUS LANDING/RECEPTION AREA with skylight, door to large loft space and to bedroom five.

BEDROOM FIVE a double bedroom with two velux windows, door to en suite.

EN SUITE CLOAKROOM with wash hand basin & low level wc, heated towel rail.

OUTSIDE

TO THE REAR is a mature garden mainly laid to lawn with large paved patio area to the rear of the property and well stocked shrub borders and beds with maturing trees, hedgerow and rear terrace in front of large **GARDEN CABIN** with double doors & window, light & power and adjacent store.



TO THE FRONT is a block paviour & shingle driveway providing off street parking.

EPC BAND: C COUNCIL TAX BAND: F

VIEWING By appointment on 01628 522666.

DIRECTIONS: **SATNAV** postcode SL8 5TH & the property can be found coming down the hill over the small roundabout on your right 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.

Approximate Gross Internal Area
Ground Floor = 99.2 sq m / 1,068 sq ft
First Floor = 85.1 sq m / 916 sq ft
Second Floor = 35.2 sq m / 379 sq ft
(Including Loft Space)
Total = 219.5 sq m / 2,363 sq ft



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.