



**6 BRAMLEY GARDENS, BOURNE END
OFFERS OVER £875,000 FREEHOLD**

am ANDREW MILSOM

**6 BRAMLEY GARDENS
BOURNE END
BUCKS SL8 5FF**

PRICE: OFFERS OVER £875,000 FREEHOLD

A most attractive four bedroom modern semi detached home within strolling distance of Bourne End village centre, railway station and a picturesque stretch of the River Thames.

**ENCLOSED REAR GARDEN WITH PATIO
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: THREE FURTHER BEDROOMS &
JACK & JILL BATHROOM: ENTRANCE
HALL CLOAKROOM: LIVING ROOM
KITCHEN/DINING ROOM OPENING TO
GARDEN: UTILITY: DOUBLE GLAZING
GAS CENTRAL HEATING TO RADIATORS
GARAGE: DRIVEWAY PARKING.**

TO BE SOLD A most attractive four bedroom semi detached modern home in highly convenient location and ideal for those wanting ease of access to 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:

COVERED ENTRANCE PORCH with part glazed front door to

ENTRANCE HALL with light wood effect flooring, stairs to first floor.

CLOAKROOM white suite comprising low level wc, wash hand basin, tiled floor, heated towel rail.

LIVING ROOM a spacious front aspect room with two windows overlooking front garden and two smaller side windows.



KITCHEN/DINING ROOM fitted with a modern range of light gloss style units, quartz work surfaces with inset sink with mixer tap, induction hob with extractor above, integrated oven, grill and combination microwave, dishwasher, fridge freezer, vinyl wood effect floor throughout, skirting lighting, French doors to garden, door to utility.



UTILITY ROOM with light gloss units, work surface with sink, space & plumbing for washing machine & space for tumble dryer, wall mounted gas fired boiler.

FIRST FLOOR LANDING airing cupboard with pressurised hot water tank.

MASTER BEDROOM an impressive front aspect room with fitted wardrobes, two windows, door to en suite shower room.



EN SUITE SHOWER ROOM with double sized tile and glazed shower cubicle, suspended wash hand basin, low level wc, tiled walls

incorporating large mirror, tiled floor, heated towel rail.



BEDROOM TWO a rear aspect double room with fitted in wardrobes, door to 'Jack & Jill' bathroom



BEDROOM THREE a front aspect double room with ample wardrobe/storage space incorporating eaves.

BEDROOM FOUR a front aspect single room.

BATHROOM with white suite comprising tile

enclosed bath with shower over, suspended wash hand basin, low level wc, partly tiled walls incorporating large mirror, tiled floor, heated towel rail, door to bedroom two.



OUTSIDE



TO THE REAR of the property the garden features a generous paved patio and astroturf lawn with enclosed beds, shingle areas and trellised fencing. There is a pleasant rear outlook with established backdrop of maturing shrubs & light trees. Gated access gives access to the side. There is a back door to the garage.

There is an established **FRONT** garden with mature hedging and shrubs with pathway leading to the front door. A single driveway leads to the **GARAGE** which is double length with rear door to garden.

Ref: BOU248 EPC BAND: C COUNCIL TAX BAND: F

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 right and at the mini roundabout turn right into Station Road where Bramley Gardens can be found after a short distance on the left hand side. The driveway for number one will be found to the rear of the property as the house faces Station Road.

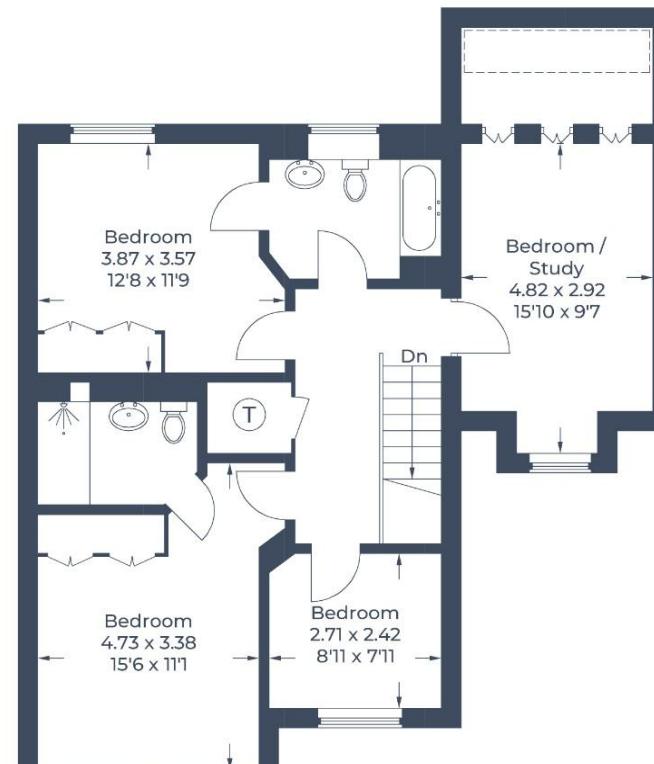
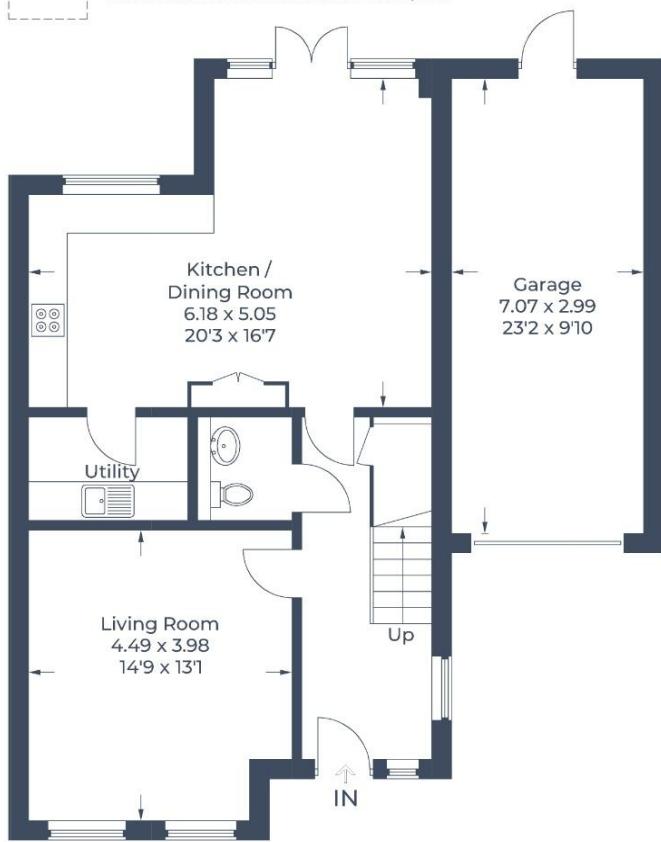
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 63.8 sq m / 687 sq ft
First Floor = 77.1 sq m / 830 sq ft
Garage = 20.9 sq m / 225 sq ft
Total = 161.8 sq m / 1,742 sq ft



[] = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

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

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