

CRENDON **H**OUSE

Est. 1971

Eastern Drive, Bourne End
£550,000 - Freehold



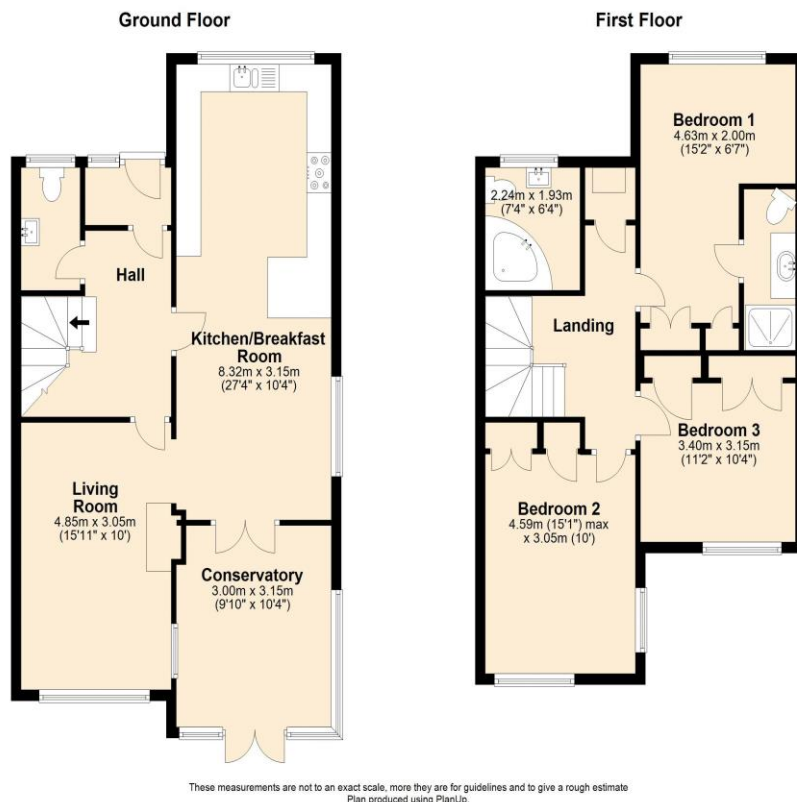
A light & spacious semi-detached house situated in a tucked away and much sought after location within walking distance of the village centre & train station. The property has been tastefully extended and offers a dual aspect & open plan kitchen/dining room, a separate living room & conservatory along with the convenience of a downstairs cloakroom. Three good sized double bedrooms with an en-suite to the master & family bathroom complete the impressive accommodation. Further features & benefits of this surprising home are your own garage, private garden, gas central heating & double glazing. Please call to arrange your accompanied viewing appointment

EPC Rating - D Council Tax Band - D

Tastefully Extended
"Tucked Away" Location
Private Garden

Semi-Detached Family Home
Garage
Close to Village Centre

9 Eastern Drive, Bourne End, Buckinghamshire, SL8 5HQ



Accommodation Comprises:

Porch:

Double glazed door, area for shoe storage, tiled floor, glazed door to

Entrance Hall:

Dog-leg stairs rising to first floor, radiator, understairs cupboard.

Cloakroom:

Fitted with a wall of base & eye level cupboards with inset wash hand basin, low level WC, part-tiled walls, radiator, double glazed window to front aspect.

Living Room:

Dual aspect with double glazed windows to rear & side, radiator, television point, coving, gas fire with ornate stone mantelpiece surround & hearth.

Kitchen/Dining Room:

Kitchen Fitted with a range of base & eye level units with roll-top work surfaces incorporating a one & a half bowl sink with drainer & mixer tap, space for tall fridge/freezer, space & plumbing for washing machine & dishwasher, space for Range style oven with fitted extractor overhead, wooden flooring, double glazed window to front aspect, coving, downlighting. Dining Room Double glazed window to side aspect, coving, radiator, French doors to Conservatory and arch opening to Living Room.

Conservatory:

Double glazed windows to rear aspect, glazed French doors leading to the garden, wall lights & a tiled floor.

First Floor Landing:

Access to loft space, airing cupboard providing storage & a wall mounted combination boiler, coving, skylight.

Master Bedroom:

Double glazed window to front aspect, wall to wall built-in wardrobes, coving, radiator, television point.

En-Suite:

Wash hand basin vanity unit with storage cupboards underneath, corner close coupled WC, shower cubicle with glass folding door, heated towel rail and part tiled walls

Bedroom 2:

Dual aspect with double glazed windows to side & rear aspect, radiator, wall to wall built in wardrobes, coving.

Bedroom 3:

A double built in wardrobe and further built in single wardrobe, radiator, double glazed window to rear aspect.

Family Bathroom:

Frosted double glazed window to front aspect, heated towel rail, corner bath with mixer tap and wall mounted shower attachment, wash hand basin vanity unit with storage cupboards underneath, close coupled WC, fully tiled walls

Garage:

Detached & situated to the rear of the property with a metal up & over door. Door to garden and window to garden Driveway Further hardstanding providing off-road parking for 1 to 2 vehicles

Private Garden:

Stone paved for easy maintenance and private with a brick & timber surrounding fence with gated rear access. Mature shrub, tree & floral borders

Council Tax Band: D

EPC Rating: D

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01628 527766**