



7 WABORNE ROAD, BOURNE END
PRICE: OIE £550,000

am ANDREW
MILSOM

**7 WABORNE ROAD
BOURNE END
BUCKS SL8 5LQ**

**PRICE: OFFERS OVER £550,000
FREEHOLD**

Situated in a popular location within walking distance of the River Thames, village centre and railway station, a mature bay fronted semi-detached family home with corner plot gardens.

CORNER PLOT GARDENS

THREE BEDROOMS

BATHROOM & WC

LIVING ROOM

DINING ROOM

MODERN KITCHEN

BREAKFAST AREA/STUDY

LEAN/TO

GAS HEATING TO RADIATORS

DOUBLE GLAZING

POTENTIAL TO EXTEND (STPP)

AMPLE DRIVEWAY PARKING

TO BE SOLD A well-positioned three-bedroom semidetached home occupying a secluded corner plot adjoining Roman Way close to highly regarded primary school and half a mile from Bourne End's village amenities including the river Thames and a branch line rail station linking to Paddington via Maidenhead. The property offers potential to extend/adapt to create a spacious family home subject to planning and currently has wrap around private gardens and off-road parking.

The accommodation comprises in brief:

Side entrance front door to

ENTRANCE HALL with stairs to first floor, window to front, door to dining room.

LIVING/ROOM with bay window to front, chimney breast currently with display alcove, door to dining room.



DINING ROOM with bay window to front, chimney breast currently with display alcove, door to breakfast area/study, sliding doors to **LEAN TO** with door to garden and kitchen.



BREAKFAST AREA/STUDY with side aspect, storage corner with window, door to

KITCHEN Modern kitchen fitted with a range of wood-effect base and eye-level units, roll-edge work surfaces and a stainless-steel sink with mixer tap. Tiled surrounds, oven space with extractor hood, ceramic tiled floor, space and plumbing for washing machine dishwasher and tall fridge Freezer. gas combi fired boiler, window to side, door to garden.



FIRST FLOOR LANDING with window **and** access to loft space.

CLOAKROOM with low level wc, window to side.

BEDROOM ONE with bay window to the front and far-reaching views. Integrated single storage and space for additional double wardrobe

BEDROOM ONE with bay window to the front and far-reaching views. Integrated single storage and space for additional double wardrobe



BEDROOM ONE with bay window to the front and far-reaching views. Integrated single storage and space for additional double wardrobe



BEDROOM TWO with aspect to rear, shelving



BEDROOM THREE with front aspect, space for



BATHROOM with lovely modern white suite of panel enclosed bath with shower over, low level wc, vanity wash basin with cupboards below, tiled walls, window to rear.



OUTSIDE

GARDENS The gardens wrap around the house with driveway access and off-road parking coming from Roman Way. There is a good-sized paved patio, and the remainder is laid to lawn behind well-tended hedgerow screening.

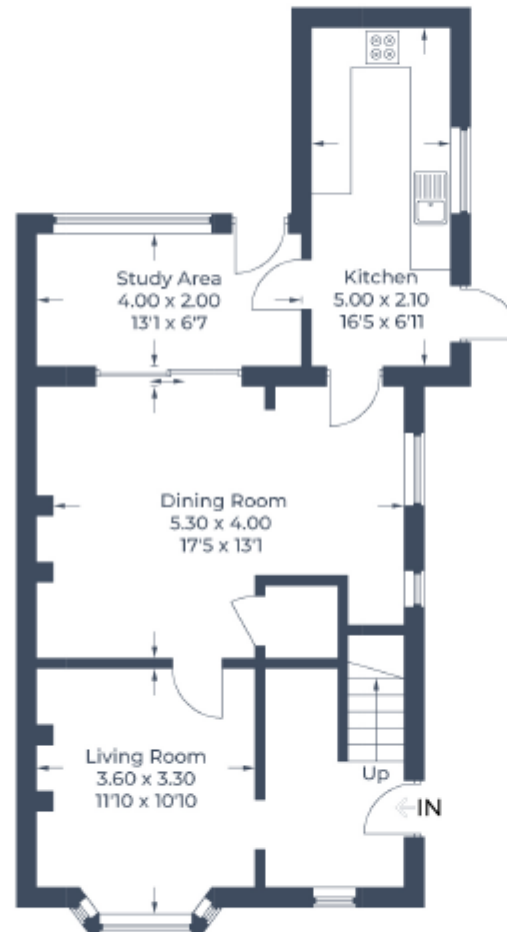
DIRECTIONS: From our Bourne End office in The Parade turn left and continue through the village taking the first turning on the right into Blind Lane, ascend the hill and Waborne Road can be found as a turning on the right-hand side with number 7 on the left-hand side on the corner with Roman Way.

EPC Band D
Council Tax Band D
REF: BOU301

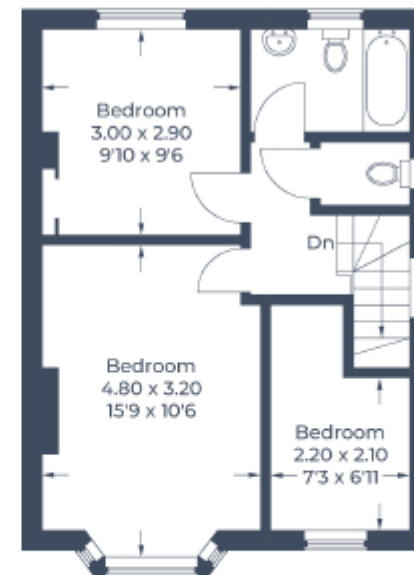
VIEWING please call Bourne End office on 01628 522666

For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. 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.

Approximate Gross Internal Area = 96.0 sq m / 1055 sq ft



Ground Floor



First Floor

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

© CJ Property Marketing Produced for Andrew Milsom