



30 BLIND LANE, BOURNE END
PRICE: £695,000 FREEHOLD

am ANDREW
MILSON

**30 BLIND LANE
BOURNE END
BUCKS SL8 5JY**

PRICE: £695,000 FREEHOLD

An extended three bedroom semi detached family home with excellent versatile ground floor space in particular within walking distance of the village centre.

**PRIVATE REAR GARDEN WITH CABIN & SUMMERHOUSE: MAIN BEDROOM WITH ENSUITE SHOWER: TWO FURTHER BEDROOMS: GROUND FLOOR BATHROOM & SEPARATE TOILET
HALL OPENING TO KITCHEN/DINING FAMILY ROOM ACCESSING GARDEN:
UTILITY: LIVING ROOM: STUDY/BED 4
GAS CENTRAL HEATING TO RADIATORS
DOUBLE GLAZING: LARGE BLOCK PAVED DRIVEWAY**

TO BE SOLD A well-positioned older style semi detached home offering well maintained three/four bedroom accommodation with a versatile reception lay out including open plan kitchen/dining/family space at the heart of the home. Bifolding doors connect to the delightful southeast facing gardens where there is a useful cabin/home office. There is generous sized driveway for off road parking. Bourne End is a desirable Thameside village with thriving shops, cafes and pubs. The railway station provides links via Maidenhead, to central London on the Elizabeth Line. The M4 and M40 motorways are easily accessible via the A404 Marlow bypass at Maidenhead and High Wycombe respectively. The larger Thameside town of Marlow is close by and the picturesque village of Cookham is a few minutes' drive and a pleasant walk along the Thames path.

The accommodation comprises in greater detail the following:

Covered Entrance & replacement front door to

ENTRANCE HALL with stairs to first floor, door to ground floor bathroom & toilet, cloaks cupboard, hot water tank, door to living room, open to



KITCHEN/DINING/FAMILY ROOM a very individual open plan room with herringbone vinyl flooring throughout, part vaulted with ceiling skylights bringing light along with bifolding doors accessing the level garden.



The **kitchen/breakfast area** features a breakfast bar area, ample modern base and eye level cupboards and drawers with work surfaces, one and a half bowl ceramic sink unit, integrated electric oven & microwave, gas hob with extractor hood over, integrated fridge/freezer, oven, window to rear, door to utility room.



UTILITY ROOM with space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, door to outside.

STUDY/BEDROOM FOUR with front aspect.

TOILET with low level wc, window.



BATHROOM with attractively tiled white modern suite of panelled bath with overhead shower & screen, wash hand basin with cupboards below, heated towel rail, understairs cupboard, window.



LIVING ROOM a spacious room with aspect to front, herringbone vinyl floor.

FIRST FLOOR LANDING



BEDROOM ONE with aspect to rear, built in wardrobe cupboards, sliding door to ensuite shower room.

ENSUITE SHOWER ROOM fully tiled with shower cubicle & controls, wash hand basin, low level wc



BEDROOM TWO a rear aspect double room with built in wardrobe cupboards.

BEDROOM THREE with aspect to front, built in wardrobe cupboard.

OUTSIDE

To the **FRONT** of the property is a good sized block paved driveway for off road parking & modest lawn area. EV charging point. Side access leads to the rear.



The **REAR GARDEN** is a very attractive feature of the property being level, mainly lawned with paved

patio area and pathway, a summerhouse/store and excellent fully insulated garden cabin with double glazed doors & windows.



REF BOU271 **EPC Rating** **C**
Council Tax Band **D**

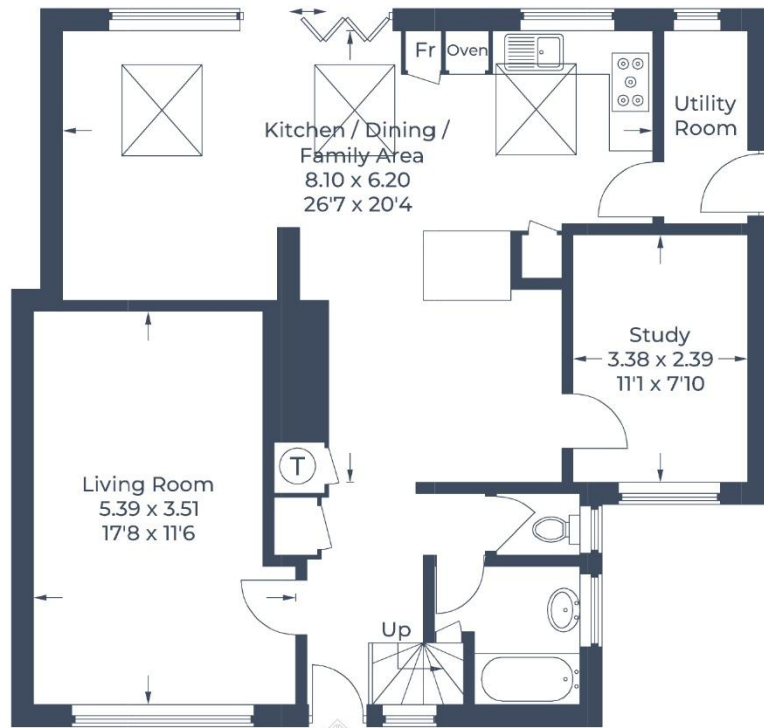
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **SL8 5JY** the property will be found in the service road on the right hand side.

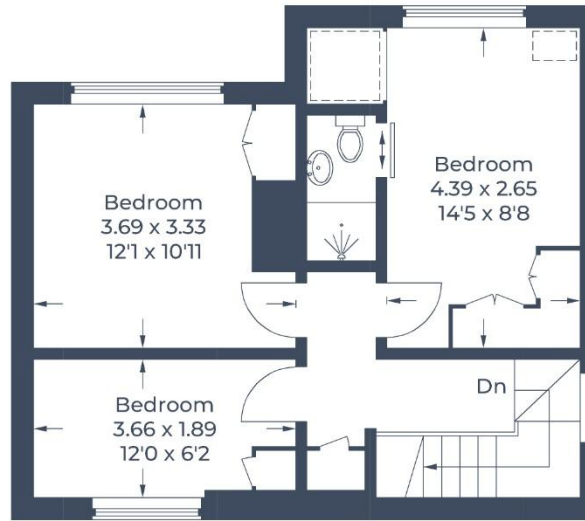
ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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 and furnishings.

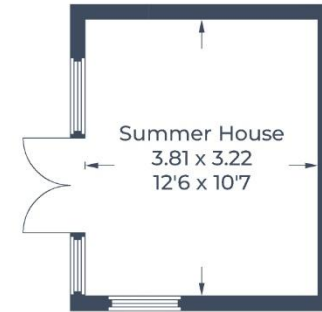
Approximate Gross Internal Area
 Ground Floor = 82.7 sq m / 890 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Outbuilding / Summer House = 20.4 sq m / 219 sq ft
 Total = 147.5 sq m / 1,587 sq ft



Ground Floor

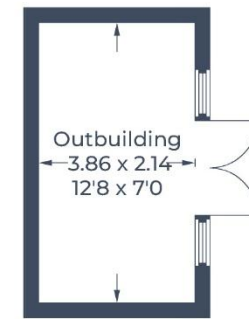


First Floor



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

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