



42 BLIND LANE, BOURNE END
PRICE: OFFERS OVER £525,000 FREEHOLD



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

PRICE: OIE £525,000 FREEHOLD

A bay fronted three bedroom semi detached family home in a sought after residential setting within walking distance of the village centre.

PRIVATE REAR GARDEN: THREE BEDROOMS (TWO DOUBLES): BATHROOM ENTRANCE HALL: LIVING ROOM OPENING TO DINING ROOM: KITCHEN UTILITY WITH STORAGE & TOILET GAS CENTRAL HEATING TO RADIATORS DOUBLE GLAZING: LONG BLOCK PAVED DRIVEWAY LEADING TO GARAGE NO ABOVE CHAIN

TO BE SOLD: a well positioned 1950's double bay fronted semi detached home requiring updating though offering bright and spacious three bedroom accommodation with attractive gardens and garage. Potential to further enlarge subject to planning. 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 & front door to

ENTRANCE HALL with stairs to first floor.



LIVING ROOM an attractive room with front aspect bay window overlooking front lawn, tiled fireplace, opening to dining room.



DINING ROOM with French doors to garden, door to kitchen



KITCHEN with range of wood fronted floor and wall units, ample work surfaces, one and a half bowl single drainer sink unit, electric hob with extractor fan over and electric oven, space for fridge/freezer, understairs larder cupboard, cloaks cupboard, breakfast bar, side door to outside, window to side, door to

UTILITY ROOM with space and plumbing for washing machine and further appliance space, wall mounted Viessmann gas central heating boiler (3-4 years old), door to storage cupboard, side window, door to

TOILET with low level wc.

FIRST FLOOR

LANDING with access to loft space, part boarded with ladder.



BEDROOM ONE a spacious double room with front aspect bay window, storage cupboards & lovely view.



BEDROOM TWO a rear aspect double room with storage cupboards, airing cupboard with hot water tank, garden view.

BEDROOM THREE with wardrobe area, aspect to front with view.



BATHROOM dual aspect with part tiled suite of panel bath with mixer tap & shower attachment, wash hand basin with cupboard below, low level wc.

OUTSIDE

TO THE FRONT of the property is a good sized lawn with shrubs & bushes & long block pavior drive leading past the house to the **GARAGE**.



TO THE REAR is a good sized and private area of lawned garden with paved patio, mature shrub borders, hedging and some trees with garden path.

REF: BOU264 EPC BAND: D

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** number 42 can be found in the service road on the right hand hand side.

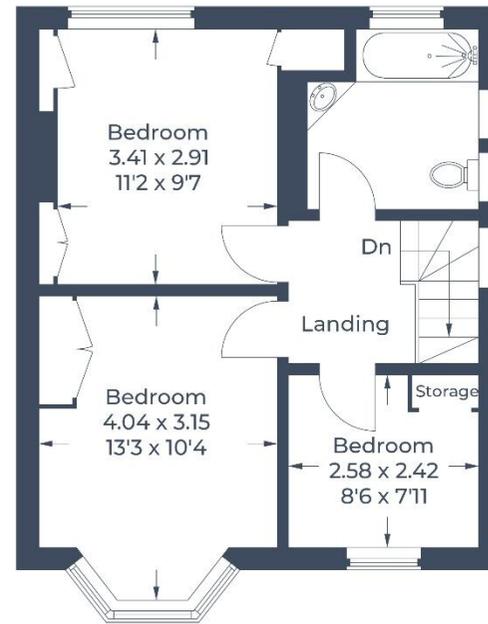
MONEY LAUNDERING REGULATIONS:

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. 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 = 52.8 sq m / 568 sq ft
First Floor = 41.7 sq m / 449 sq ft
Total = 94.5 sq m / 1,017 sq ft



Ground Floor



First Floor

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