



1 BRAMLEY GARDENS, BOURNE END
GUIDE PRICE: £975,000 FREEHOLD

am ANDREW
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**1 BRAMLEY GARDENS
BOURNE END
BUCKS SL8 5FF**

PRICE GUIDE: £975,000 FREEHOLD

A most attractive four bedroom modern 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
FAMILY BATHROOM: ENTRANCE HALL
CLOAKROOM: STUDY: LIVING ROOM
KITCHEN/DINING/FAMILY ROOM OPEN
TO DINING AREA: DOUBLE GLAZING
GAS CENTRAL HEATING TO RADIATORS
GARAGE: DRIVEWAY PARKING.**

TO BE SOLD A most attractive four bedroom 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.

STUDY with aspect to front over front garden.

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



KITCHEN/DINING/FAMILY ROOM fitted with a modern range of light gloss style units, quartz work surfaces with inset sink and gas hob with extractor above, integrated oven, grill and combination microwave, fridge freezer, rear aspect double glazed window, wood effect floor throughout, double doors to garden from kitchen and bifold doors to garden from dining area.

FIRST FLOOR LANDING airing cupboard with pressurised hot water tank.



MASTER BEDROOM an impressive rear aspect room with full range of fitted wardrobes, door to



ENSUITE SHOWER ROOM with double sized tile and glazed shower cubicle, suspended wash hand basin with storage below, low level wc, tiled walls incorporating large mirror, tiled floor, heated towel rail, double glazed frosted window.

BEDROOM TWO a front aspect double room with fitted in wardrobes

BEDROOM THREE an individual front aspect double room with dressing area with fitted wardrobes and door to family bathroom.

BEDROOM FOUR a front aspect double room with double glazed window, radiator.

BATHROOM with white suite comprising tile enclosed bath with shower over, suspended wash hand basin with storage, low level wc, partly tiled walls incorporating large mirror, tiled floor, heated towel rail, door to bedroom three.

OUTSIDE



TO THE REAR of the property the garden features a generous paved patio and level lawns with maturing shrubs & light trees. Gated side access leads to the driveway where there is parking for two cars in front of the **GARAGE**. There is a second gate on the rear boundary leading to an additional parking space.

There is an established **FRONT** garden with lawn and shrubbery behind brick wall with central wrought iron gate & pathway.

Ref: BOU220 EPC BAND: C COUNCIL TAX BAND:G

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.

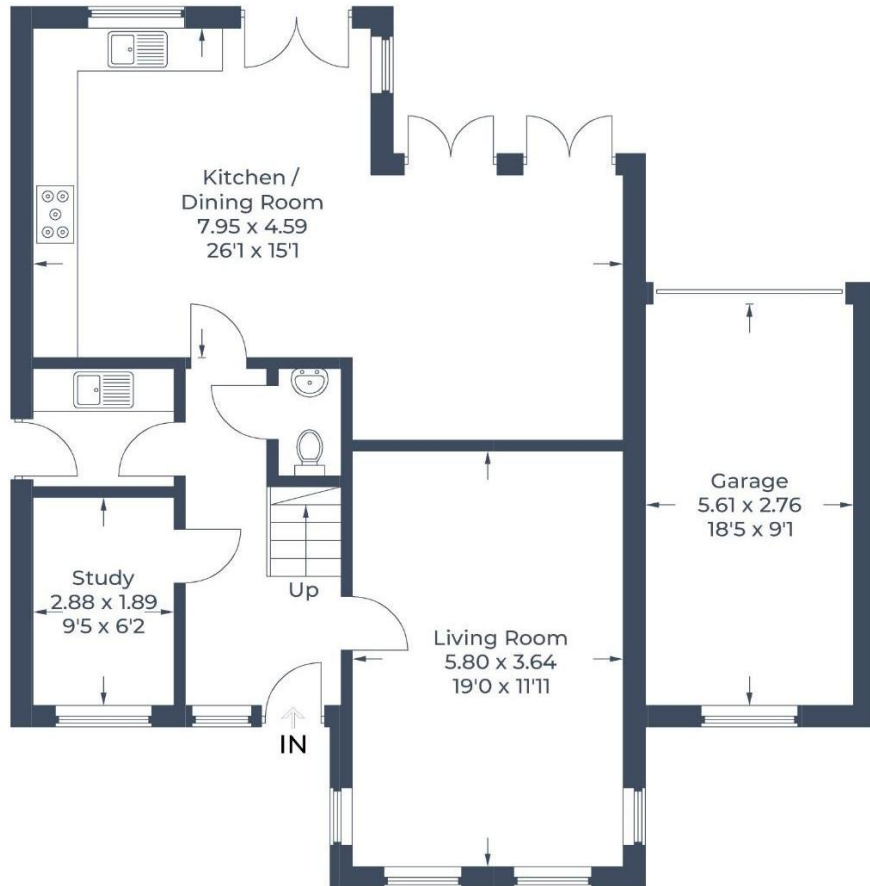
DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road where Bramley Gardens can be found after a short distance on the left hand side. The driveway for number one will be found to the rear of the property as the house faces Station Road.

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.

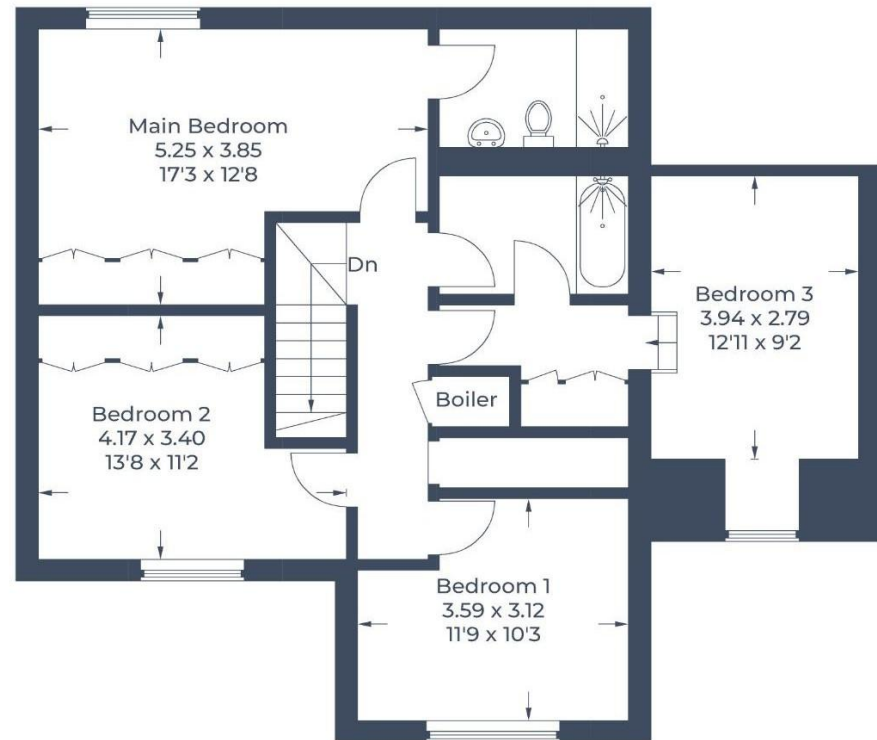
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area
Ground Floor = 77.2 sq m / 831 sq ft
First Floor = 80.3 sq m / 864 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 173.2 sq m / 1,864 sq ft



Ground Floor



First Floor

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