



23 BROOKFIELD ROAD, BOURNE END
PRICE: £475,000 FREEHOLD

am ANDREW
MILSOM

**23 BROOKFIELD ROAD
BOURNE END
BUCKS HP10 0PZ**

PRICE: £475,000 FREEHOLD

A much improved three-bedroom semi-detached house situated within a quiet no through road within catchment to St Pauls School

**LARGE REAR GARDEN: THREE BEDROOMS
& FIRST FLOOR CLOAKROOM
DOWNSTAIRS SHOWER ROOM
ENTRANCE HALL: FRONT TO BACK
LIVING ROOM: MODERN
KITCHEN/BREAKFAST ROOM:
OUTSIDE UTILITY: GAS CENTRAL
HEATING TO RADIATORS: DOUBLE
GLAZING: DRIVEWAY PARKING FOR
SEVERAL CARS: ST PAULS PRIMARY
SCHOOL CATCHMENT: EV CHARGING
POINT**

TO BE SOLD: This mature three-bedroom semi-detached property been updated by the current owners including new bathroom & kitchen fittings and has a large rear garden and off-road parking for several cars. There is a modern kitchen and bright living room on the ground floor. Upstairs there are three bedrooms served by a first floor cloakroom which supports the ground floor shower room. Gas central heating is provided with double glazed windows. The property is situated in a quiet cul-de-sac a level walk to Bourne end village centre with its 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, 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:

Front door to

ENTRANCE HALL with turning stairs to first floor landing, doors to living room, shower room, gas boiler cupboard and kitchen, new laminate flooring.

BATHROOM with bath and shower over, wash hand basin & low level wc, window



LIVING ROOM with aspect to front and rear, new laminate flooring.



KITCHEN/BREAKFAST ROOM fitted with a range of coloured units with marble effect units with sink unit with mixer tap, dedicated breakfast bar, space for oven, fridge freezer, space and plumbing for dishwasher, laminate floor, window to side, door to garden.



UTILITY /OUTBUILDING space and plumbing for washing machine.

**FIRST FLOOR
LANDING**

BEDROOM ONE a front and back aspect double room





BEDROOM TWO aspect to rear.



BEDROOM THREE aspect to front Storage cupboard. Wardrobe cupboard.

CLOAKROOM with low level wc, wash hand basin.

OUTSIDE

TO THE FRONT is a driveway providing off street parking for several cars leading to the side of the house. There is an EV charging point.

TO THE REAR is an extensive garden with patio area, and metal shed. Including plum and apple tree.



BOU302 EPC BAND: D

COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode **HP10 0PZ**

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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.

FINANCIAL SERVICES

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it

LETTING AND MANAGEMENT

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Approximate Gross Internal Area
Ground Floor = 40.5 sq m / 436 sq ft
(Excluding Outbuilding)
First Floor = 40.2 sq m / 433 sq ft
Outbuilding = 3.6 sq m / 39 sq ft
Total = 84.3 sq m / 908 sq ft

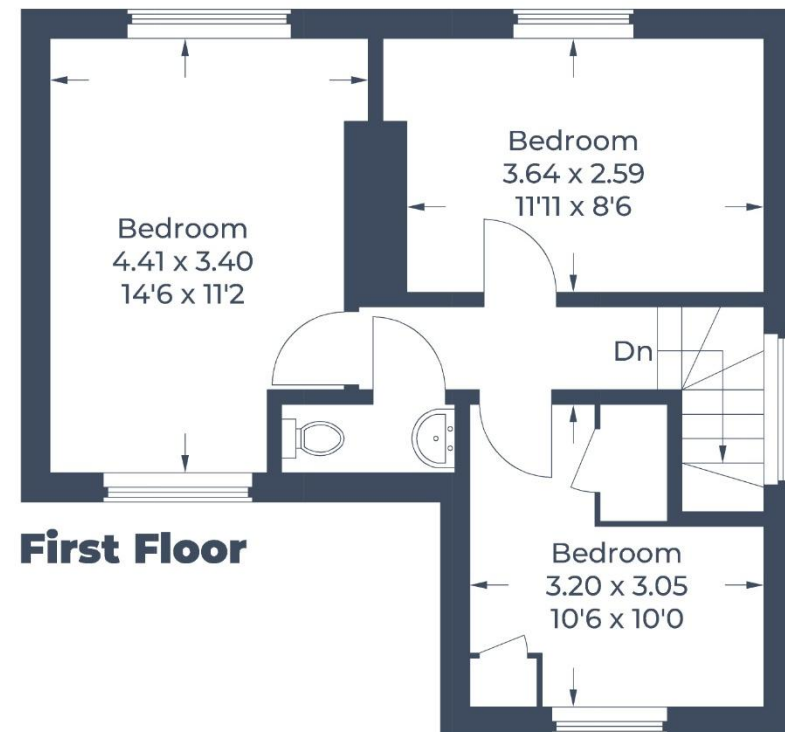


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