



**26 BROOKFIELD ROAD, BOURNE END**  
**PRICE: £495,000 FREEHOLD**

**am** ANDREW  
MILSOM

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

**PRICE: £495,000 FREEHOLD**

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

**REAR GARDEN: THREE BEDROOMS:  
DOWNSTAIRS BATHROOM WITH  
SEPARATE TOILET  
ENTRANCE HALL: UTILITY: LIVING ROOM:  
KITCHEN/BREAKFAST ROOM:  
CONSERVATORY: GAS CENTRAL HEATING  
TO RADIATORS: DOUBLE GLAZING:  
DRIVEWAY PARKING FOR SEVERAL CARS**

**TO BE SOLD:** This mature three-bedroom semi-detached property with large pretty rear garden and off-road parking for several cars. The property comprises of a kitchen/breakfast area, utility room, living room and conservatory that opens to the garden. Ground floor cloakroom and bathroom complete the downstairs accommodation. Upstairs there are three double bedrooms. The property is situated in a quiet Cul-de-sac only a short 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, cloakroom, bathroom and kitchen

**CLOAKROOM** with low level wc, wash hand basin, tiled floor.

**BATHROOM** with large shower and glass wash hand basin with cupboard below, window.



**LIVING ROOM** with gas radiators, electric fire, doors to conservatory.



**KITCHEN** fitted with a range of wooden laminate wall and base units, black laminated laminate work tops. Integrated Dishwasher. Single door to conservatory. Radiator



**UTILITY ROOM** work top, space & plumbing for washing machine, tumble dryer and Fridge Freezer. Lino flooring

## **FIRST FLOOR**

### **LANDING**

**BEDROOM ONE** a front and back aspect double room, access to loft space. Range of integrated wardrobes. Radiator. Airing cupboard.



**BEDROOM TWO** aspect to rear. Space for wardrobe



**BEDROOM THREE** aspect to rear. Space for a wardrobe. Radiator



## **OUTSIDE**

**TO THE FRONT** is a driveway providing off street parking for several cars leading to the Timber shed.



**TO THE REAR** is an extensive garden incorporating small vegetable and fruit patch. Slate terraced area leading to lawn with mature hedging/shrubbery to the borders. Timber shed plus greenhouse.



**BOU EPC BAND: D**

**COUNCIL TAX BAND: D**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

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

**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.

## **FINANCIAL SERVICES**

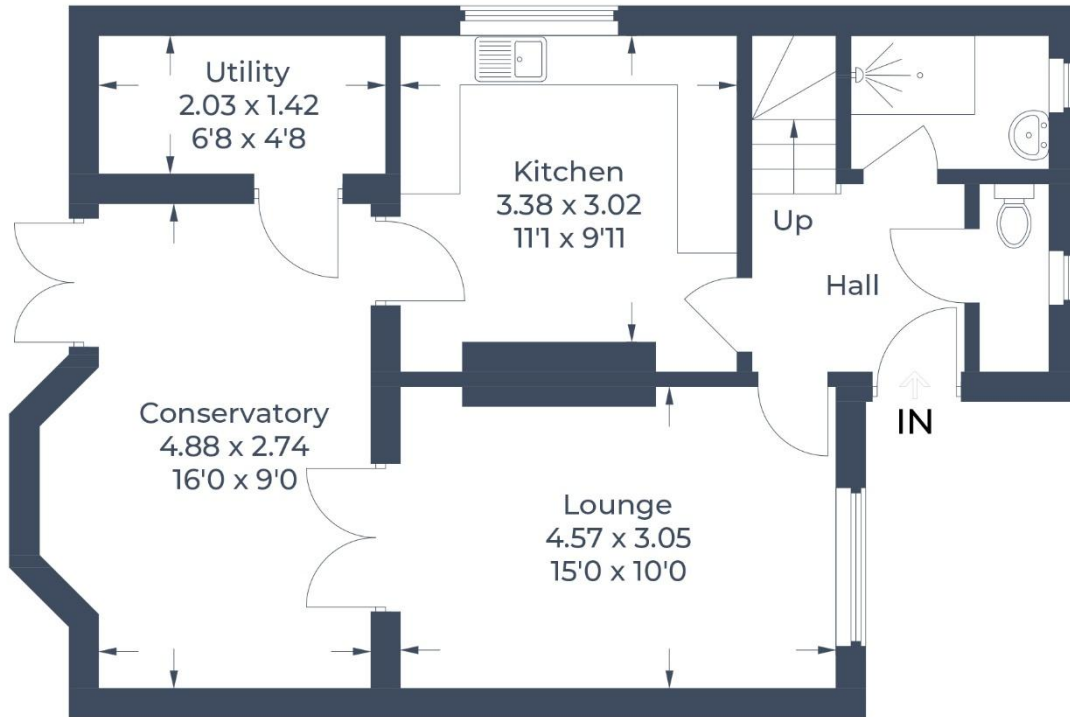
Even if you are not buying or selling through us, **Thameside Associates** can guide you through the mortgage maze. They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.

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

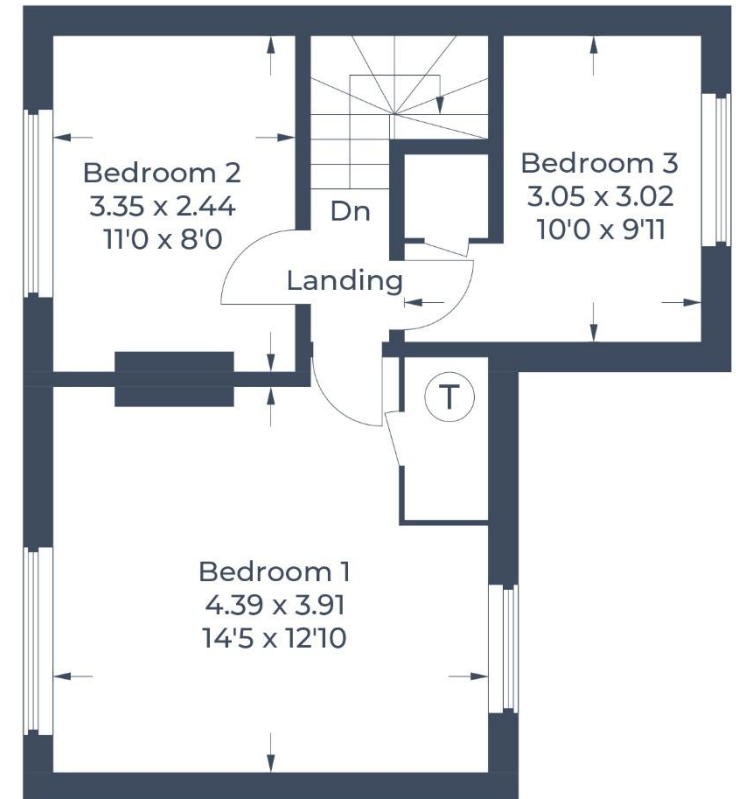
## **LETTING AND MANAGEMENT**

We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details

Approximate Gross Internal Area  
Ground Floor = 57.9 sq m / 623 sq ft  
First Floor = 39.4 sq m / 424 sq ft  
Total = 97.3 sq m / 1,047 sq ft



**Ground Floor**



**First Floor**

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

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