



**MILLSIDE, BOURNE END**  
PRICE: £635,000 FREEHOLD

**am** ANDREW  
MILSOM

**2 MILLSIDE  
BOURNE END  
BUCKS SL8 5UN**

**PRICE: £635,000 FREEHOLD**

A superbly presented three bedroom link detached home with stunning kitchen/dining/family room and landscaped gardens backing onto the River Wye.

**LANDSCAPED REAR GARDEN BACKING  
ONTO THE RIVER WYE: THREE  
BEDROOMS: MODERN BATHROOM:  
GROUND FLOOR CLOAKROOM OFF HALL  
LIVING ROOM WITH GARDEN ACCESS  
FABULOUS KITCHEN/DINING/FAMILY  
ROOM WITH QUARTZ WORKTOPS/  
ISLAND & BIFOLDS TO GARDEN: GAS  
CENTRAL HEATING TO RADIATORS  
AMPLE DRIVEWAY PARKING**

**TO BE SOLD** This conveniently located three bedroom link detached home is immaculately presented throughout and has been the subject of extension/remodelling to create a beautiful home with a luxurious stand out kitchen/dining family room which has bifold access to delightful south facing landscaped gardens that back onto the river Wye. The kitchen area features quartz worktops & island with integrated appliances, porcelain flooring & stylish gloss units. There is a modern fitted cloakroom and bathroom. Outside, the house is approached via a shared driveway (for just 2 houses) and there is on driveway parking for 3 cars. Viewing is highly recommended

Bourne End village centre is situated within about half a mile and provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station.

Replacement double glazed door to

**ENTRANCE HALL** with porcelain tiled flooring, stairs to first floor landing.

**CLOAKROOM** with suite of wash hand basin, low level wc, porcelain tiled floor, window.



**LIVING ROOM** a delightful rear room accessing and overlooking the landscaped garden.



**KITCHEN/BREAKFAST/DINING/FAMILY ROOM** a magnificent multi functional room thoughtfully laid out into seamless eating & relaxing space opening to the level gardens. There is a comprehensive range of white gloss units with ample quartz worktops, integrated island with sink unit, integrated appliances including double oven & grill,

induction hob with extractor over, fridge, freezer and dishwasher, plumbing for washing machine, space for tumble dryer. Porcelain floor tiles with underfloor heating, bifolding doors to rear, skylight, aspect to front.



**FIRST FLOOR LANDING**



**BEDROOM ONE** a front aspect room, built-in mirror fronted wardrobe cupboards, dressing area. wardrobe.

**BEDROOM TWO** with aspect to rear

**BEDROOM THREE** with aspect to rear

**FAMILY BATHROOM** fitted with white suite comprising enclosed panel bath with mixer taps and overhead shower, vanity wash hand basin, low level w.c., tiled floor, window.



The **REAR GARDEN** is a special feature of the property having been designed for low maintenance and ease of 'al fresco' dining with good sized patio areas and a gazebo artificial lawn leading with pathway to the river Wye on the rear boundary.

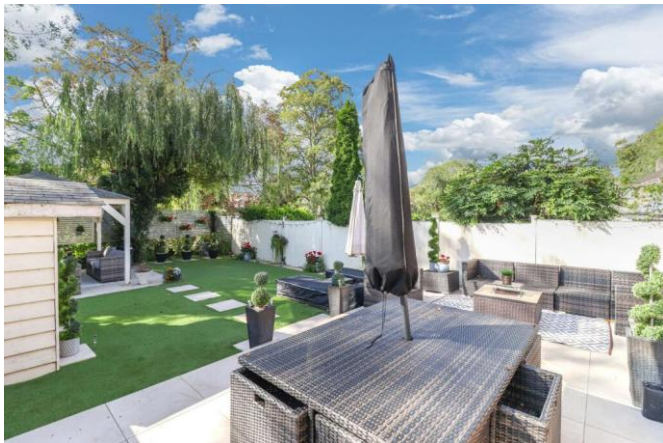
**DIRECTIONS** From our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue for just under half a mile where Millside will be found on the right-hand side. Bear immediately right passing over the shared drive with number 4 and park on the driveway for number 2.

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.

**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.

## OUTSIDE

To the **FRONT** of the property there is a right of access across the neighbour's property leading to a spacious shingle driveway for parking three cars with shrub borders and established natural screening from the Cores End Road.



**EPC BAND C COUNCIL TAX BAND F**

**OUR REF BOU246**

**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.



**Ground Floor**



**First Floor**



**Millside, SL8**

APPROXIMATE GROSS INTERNAL AREA 1079 SQ FT / 100.27 SQ M