

9 Evenlode Road, Bourne End

£560,000

Robertsons

9 Evenlode Road

Bourne End

A superbly presented three bedroom semi detached family home offering spacious living accommodation. The house is quietly situated close to the village centre (about a ten minute walk), the station with trains to London Paddington via Maidenhead and The River Thames. Entrance hall, Sitting room, Kitchen/Breakfast room, Utility room, Shower room, Three bedrooms, Family bathroom, Gas central heating, Double glazing, Off street parking, 54' (max.) rear garden.

Council Tax band: D

Tenure: Freehold

Entrance hall
Radiator, stairs to first floor with under stairs storage cupboard, Amtico flooring, window to side

Sitting room
Attractive fireplace with cast iron woodturner, Amtico flooring, two wall light points, down lighters, window to front

Kitchen/Breakfast room
Fitted with a range of eye and base level units incorporating 'Belfast' sink with mixer tap, built in Bosch double oven, built in Neff dishwasher, space for American style fridge/freezer, built in wine cooler, dimmer switch, down lighters, Amtico flooring, window to side, doors to garden, door to side

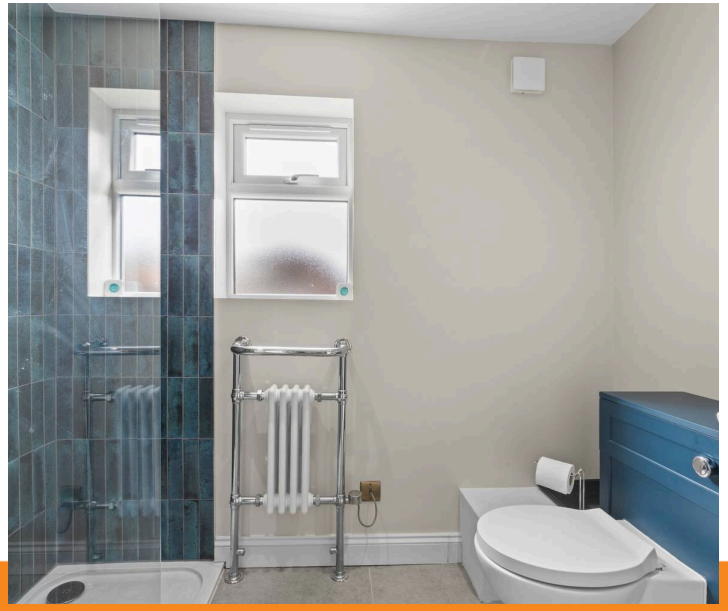
Utility room
With a range of eye and base level units, space and plumbing for washing machine, space for dryer, electric underfloor heating, window to side, tiled flooring

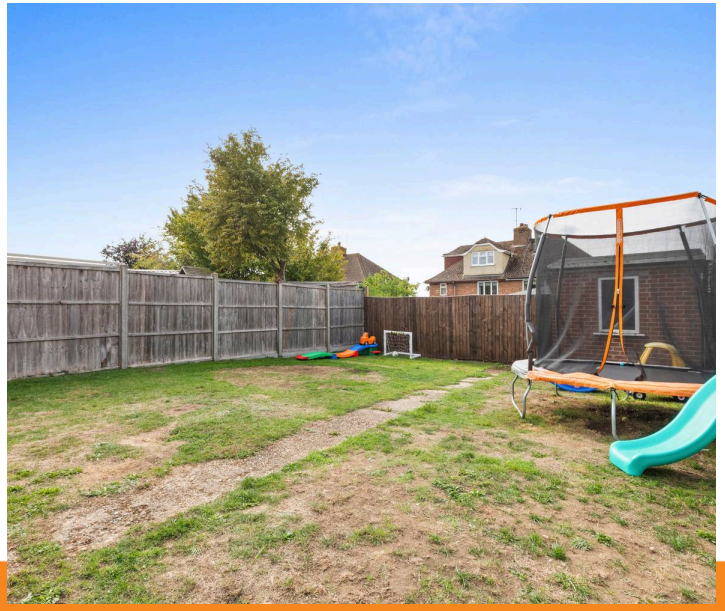












Shower room
Walk in double shower with rainfall shower over, low level W.C., wash hand basin with mixer and cupboards under, tiled flooring, down lighters, radiator, electric underfloor heating, window to rear

First floor

Landing
Access to loft space, window to side

Bedroom 1
With a range of built in wardrobes, radiator, bay window to front

Bedroom 2
Radiator, window to rear

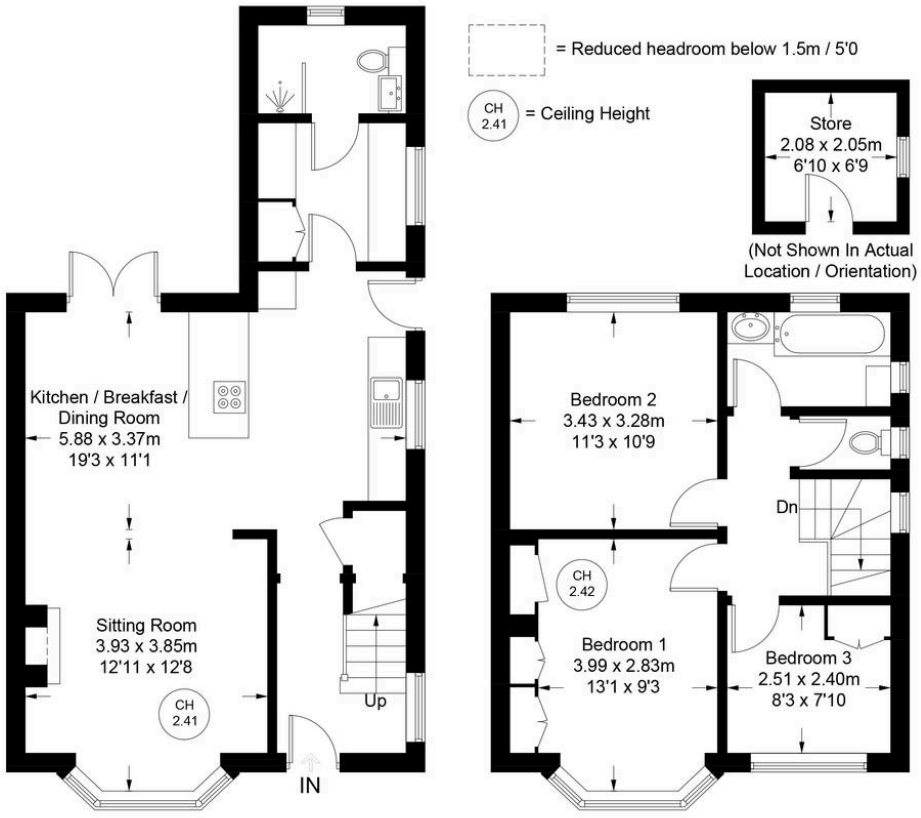
Bedroom 3
Radiator, fitted double wardrobe, window to front

Bathroom
Suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap and cupboard under, radiator, part tiled walls, down lighters, fitted storage unit, windows to rear and side

Front garden/Parking
A driveway provides parking and there is an electric car charging point

Rear garden
A paved patio leads to the remainder of garden which is laid to lawn with a brick built store. All is enclosed by panelled fencing, enjoys a sunny south westerly aspect and extends to 54' (max.) x 31'.

Approximate Gross Internal Area
Ground Floor = 54.7 sq m / 589 sq ft
First Floor = 43.6 sq m / 469 sq ft
Store = 4.3 sq m / 46 sq ft
Total = 102.6 sq m / 1104 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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