



CHILTERN PARK, BOURNE END
PRICE: £1,300,000 FREEHOLD

am ANDREW
MILSOM

**11 CHILTERN PARK
BOURNE END
BUCKS SL8 5UB**

PRICE £1,300,000 FREEHOLD

Beautifully presented detached 4 bedroom home with a superb south facing private rear garden, attractive frontage with driveway and double garage

**SECLUDED SOUTH FACING GARDEN FOUR
DOUBLE BEDROOMS WITH POTENTIAL
FOR A 5TH BEDROOM : TWO ENSUITES AND
FAMILY BATHROOM SEPARATE
CLOAKROOM
LARGE SITTING ROOM; FAMILY ROOM
KITCHEN DINING ROOM CONSERVATORY
GAS CENTRAL HEATING TO RADIATORS
DOUBLE GLAZING THROUGHOUT
DOUBLE GARAGE
AMPLE DRIVEWAY PARKING.**

TO BE SOLD: 11 Chilterns Park is situated within a quiet cul de sac location, displaying landscaped front gardens and driveway. The property features well-proportioned principal rooms including a very impressive Living room and spacious bedroom with ensuite to the front of the property. A modern kitchen/dining overlooks the beautiful rear gardens. Viewing is highly recommended. The property is conveniently located within walking distance of Bourne End village enabling excellent access to its comprehensive range of shopping facilities for day-to-day needs, doctor's surgery and post office and highly regarded schooling. There is a branch line railway station linking, via Maidenhead, to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40/M25 motorways.

The accommodation comprises in brief:

ENTRANCE HALL with staircase to first floor, cloaks cupboard and storage cupboard housing gas meter.

CLOAKROOM comprising low level wc, pedestal wash hand basin, tiled floor.

KITCHEN with base and eye level high gloss cream units and granite work tops with butler sink unit and mono mixer tap. John Lewis oven, extractor fan positioned over Neff Induction hob. Space for tall fridge freezer. Breakfast bar completes the stylish kitchen. Tiled flooring continues from kitchen into dining area. Doorway leads to conservatory enjoys views over the garden. Space for washing machines and tumble dryer tucked neatly in the corner.



DINING AREA with French doors to patio. Tiled flooring.



LIVING ROOM with two picture windows overlooking the front gardens, carpet throughout the large and spacious room. Space for display unit. Wall and ceiling lighting. Doorway leads to playroom.



PLAYROOM a dual aspect room with oak flooring. Downlighters to ceiling. Opening to Kitchen



FIRST FLOOR

LANDING with front window, airing cupboard with hot water tank, shelved linen/storage cupboard, access to loft space.

PRINCIPLE BEDROOM two large windows overlooking front, fitted wardrobes, plenty of space for dressing area, door to ensuite.



MASTER ENSUITE with suite including, slipper clawfoot bath, wet room shower with glass screen, and wall mounted shower, wc and sink with cupboards, tiled floor.

BEDROOM TWO with double aspect view, space for large wardrobe, door to ensuite.



ENSUITE SHOWER ROOM with shower cubicle, Single shower enclosure, heated towel rail, Illuminated sensor mirror, wc, sink with pedestal, space for corner storage unit, window.

BEDROOM THREE with large windows and garden view. Integrated wardrobes.



BEDROOM FOUR views to the front



BATHROOM with suite of bath with mixer tap & shower attachment, and wall mounted shower, fixed glass shower screen, pedestal wash hand basin, heated towel rail, two windows.

OUTSIDE

To **THE FRONT** there is a spacious driveway for off road parking which leads to a **DOUBLE GARAGE** and a pleasant garden area which extends round to the side.

REAR GARDEN is a fantastic feature of the property being laid to extensive lawns with established trees and mature shrubs providing interest and excellent privacy. Small established vegetable

allotment. Elevated patio with small steps down to lawned areas



Ref: BOU288

EPC Rating C
Council Tax Band G

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

DIRECTIONS: using the postcode **SL8 5LB** follow Blind Lane up the hill turning right into Chilterns Park. 11 Chilterns park can be found on the right-hand side

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 = 264.0 sq m / 2,842 sq ft
 Garage = 27.0 sq m / 291.0 sq ft
 Outbuildings = 9.0 sq m / 97.0 sq ft
 Total = 300.0 sq m / 3,230 sq ft

