

GODDINGTON ROAD, BOURNE END
PRICE: £950,000 FREEHOLD

am ANDREW
MILSOM



**MAGNOLIA HOUSE
6 GODDINGTON ROAD
BOURNE END
BUCKS SL8 5TZ**

PRICE £950,000 FREEHOLD

A much extended and improved four-bedroom detached home with large family sized garden in popular residential setting within a quarter of a mile of Bourne End village centre.

MAGNIFICENT 80FT SECLUDED REAR GARDEN: FOUR BEDROOMS WITH MASTER SUITE OF DRESSING AREA & SHOWER FAMILY BATHROOM: HALL: CLOAKROOM KITCHEN/BREAKFAST ROOM WITH BIFOLDS TO GARDEN: LIVING ROOM OPENING TO DINING AREA WITH BIFOLDS TO GARDEN: STUDY/HOME OFFICE UTILITY: REMAINING GARAGE AS STORE DRIVEWAY FOR OFF ROAD PARKING WALKING DISTANCE OF CLAYTONS PRIMARY SCHOOL: GRAMMAR SCHOOL CATCHMENT: NO ABOVE CHAIN

TO BE SOLD a particularly well-presented four bedroom detached family home (named after two glorious Magnolia Trees) which has been considerably enlarged with two storey rear extensions enabling excellent free flowing living and dining space with a strong connection to the lovely established rear garden. There is a well fitted kitchen/breakfast room also opening to the garden and a separate home office/study, a utility room and cloakroom off the hallway. Upstairs there is a front to back Master Bedroom suite and a large second bedroom with potential to create an ensuite subject to the necessary plumbing etc. Two further bedrooms and modern family bathroom complete the first floor lay out. There is a large loft space with potential for conversion subject to planning.

The former garage is now a useful store in front of a double width driveway. Gas central heating to radiators is complimented by double glazing and there are lovely herringbone floors.

Goddington Road is located within a quarter of a mile of Bourne End village centre which 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 main line station or to London Marylebone from Beaconsfield mainline station.

The two-storey accommodation comprises:

Front door to **ENTRANCE HALL** with staircase to first floor, herringbone floor, storage cupboard.

CLOAKROOM with wash hand basin, low level wc, heated towel rail, tiled floor, two windows.

LIVING ROOM with Adam Style fireplace, aspect to front, herringbone floor running into dining area.



DINING ROOM with wood framed bifolds opening to the garden, aspect over front, door to study/home office.



STUDY/HOME OFFICE a versatile dual aspect room with herringbone floor, door to utility.



UTILITY ROOM with base & eye level units, sink with mixer tap, space & plumbing for washing machine, tumble dryer & fridge/freezer, door to side.

FITTED KITCHEN/BREAKFAST ROOM fitted with a range of modern white base & eye level units, ample Corian worktops and breakfast bar, integrated Neff steamer & oven, electric hob & extractor, sink with mixer tap, space & plumbing for dishwasher & space for fridge/freezer, tiled floor with under floor heating, velux windows, wood framed bifolds to garden terrace, opening to dining area.

Ref: BOU281

EPC Rating C

Council Tax Band F



FIRST FLOOR LANDING with aspect to front, storage cupboard, access to part boarded loft with ladder.

MASTER BEDROOM SUITE a lovely front to back room with vaulted bedroom area with wooden floor, garden view & velux window.

ENSUITE with wash basin & low level wc, and separate shower and ample built in wardrobe cupboards in a **DRESSING** area with window over the front.



BEDROOM TWO a large double room with vaulted ceiling & rear outlook over the garden.



BEDROOM THREE with aspect to rear and garden view.

BEDROOM FOUR with aspect to front.

SHOWER ROOM fitted with fully tiled modern suite of double sized shower with controls, wash hand basin with cupboards below, low level wc, heated towel rail, side window, tiled floor.



OUTSIDE

TO THE FRONT is an area of lawn with Magnolia tree and side by side parking on tarmac driveway in front of the Garage store. Gated side access leads to the rear.

The **REAR GARDEN** is a magnificent private feature of this property being circa 80ft in length and well stocked with impressive lawn and established borders with mature trees including a glorious Magnolia tree. There is a generous sized paved terrace linking to the house across the back with paved steps & pathway.

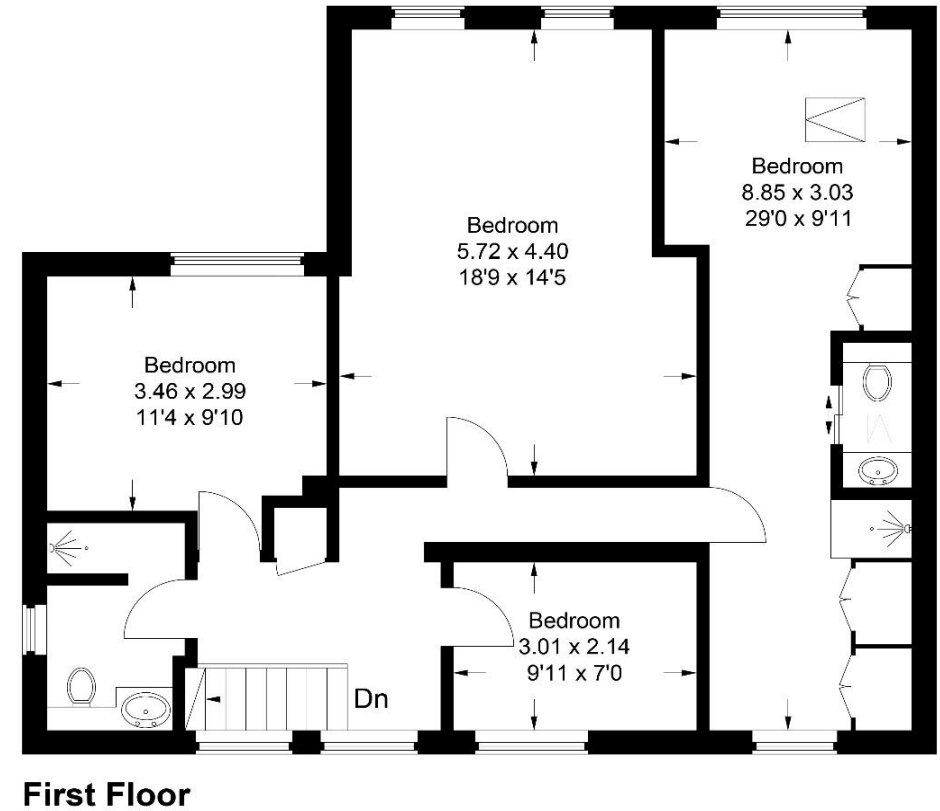
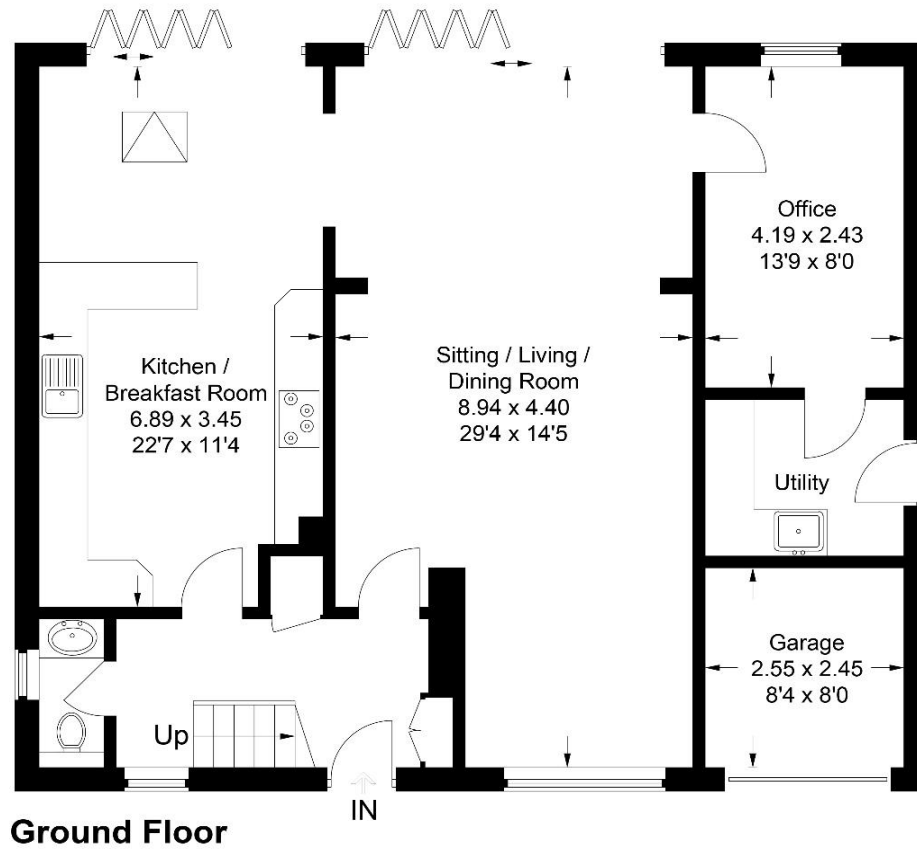


DIRECTIONS: from our Bourne End office head towards Marlow turning right into Blind Lane. After quarter of a mile turn left into Goddington Road and number 6 is along on the right.

Approximate Gross Internal Area
 Ground Floor = 89.5 sq m / 963 sq ft
 First Floor = 83.5 sq m / 899 sq ft
 Garage = 6.2 sq m / 67 sq ft
 Total = 179.2 sq m / 1,929 sq ft



Ref:



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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