



71 CHALKLANDS, BOURNE END
PRICE: £565,000 FREEHOLD

am ANDREW
MILSOM

**71 CHALKLANDS
BOURNE END
BUCKS SL8 5TH**

PRICE: £565,000 FREEHOLD

Situated in this popular and convenient setting and within a few minutes' walk of Bourne End village centre, a mature three bedroom semi-detached home providing ample scope to remodel and improve worthy of an internal inspection.

**GOOD SIZED AND PRIVATE REAR GARDEN:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: KITCHEN:
DOUBLE GLAZING: GAS CENTRAL
HEATING TO RADIATORS:
DRIVEWAY PARKING. SCOPE TO
EXTENDED, SUBJECT TO USUAL PLANNING
CONSENT. NO ONWARD CHAIN.**

TO BE SOLD: being offered for sale with no onward chain, an attractive three bedroom semi-detached home in need of some updating and providing the ideal opportunity to improve and further extend, subject to usual consent. Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to 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:

Part glazed front door to **ENTRANCE HALL** stairs to First Floor Landing with storage cupboard under.



DINING ROOM front aspect room with double glazed bay window, feature fireplace with inset gas log effect fire, parquet flooring, radiator.



LIVING ROOM rear aspect room with double glazed sliding doors to rear garden, feature fireplace with inset gas fire, television aerial point, radiators.



KITCHEN fitted with a matching floor and wall units, ample work surface space, one and a half bowl single drainer sink unit, electric cooker point, space and plumbing for washing machine, larder cupboard and rear aspect double glazed window, door to side.

FIRST FLOOR

LANDING access to loft space, side aspect double glazed window, radiator.



BEDROOM ONE rear aspect with double glazed window, built in wardrobes, radiator.



BEDROOM TWO front aspect room with double glazed window, built in cupboard, radiator.

BEDROOM THREE front aspect room with double glazed window, radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., double glazed frosted window, partly tiled walls, wall mounted central heating boiler, radiator.

OUTSIDE

TO THE FRONT of the property is a good sized shingle driveway providing off road parking with gated access to the side leading to



TO THE REAR the garden is predominantly laid to lawn with panel fence surround, brick storage shed, well stocked flower and shrub borders.

000023430125

EPC BAND: D.

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL8 5TH** Number 71 can be found after a short distance 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

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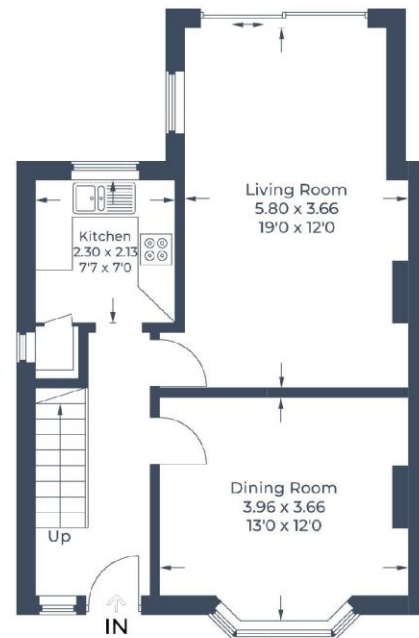
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

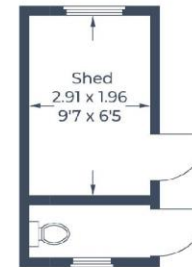
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

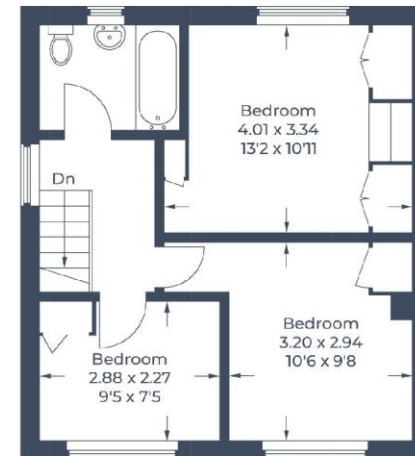
Approximate Gross Internal Area
Ground Floor = 49.4 sq m / 532 sq ft
First Floor = 40.2 sq m / 433 sq ft
Shed = 7.6 sq m / 82 sq ft
Total = 97.2 sq m / 1,047 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

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

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