



**29 WABORNE ROAD, BOURNE END**  
**PRICE: £475,000 FREEHOLD**

**am** ANDREW  
MILSOM



**29 WABORNE ROAD  
BOURNE END  
BUCKS SL8 5LL**

**PRICE: £475,000 FREEHOLD**

A three bedroom semi-detached property requiring modernisation positioned on a popular road within walking distance of the village centre.

**PRIVATE FRONT & REAR GARDENS:  
THREE BEDROOMS: BATHROOM:  
ENTRANCE HALL: LIVING/DINING ROOM:  
KITCHEN/BREAKFAST ROOM:  
CLOAKROOM: DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
DRIVEWAY PARKING. NO ONWARD CHAIN.**

**TO BE SOLD:** this deceptively spacious three bedroom semi-detached family home is offered for sale with the benefit of having no onward chain but does require modernisation throughout. The property's features include a good sized living/dining room with open fire, kitchen/breakfast room, cloakroom, three bedrooms, store room, driveway parking and a private rear garden. The property is situated within walking distance of 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:

Double glazed front door to **ENTRANCE PORCH** with tiled floor, double glazed window to front and ornate stained glass window, timber part glazed door to

**ENTRANCE HALL** stairs to First Floor Landing with storage under, double glazed window to side, radiator and cupboard housing meters with fitted shelving.



**LIVING/DINING ROOM** with double glazed window to front, television aerial point, open fire with ornate tiled surround.

**REAR LOBBY** with floor mounted gas central heating boiler, plumbing and space for washing machine, tiled floor, double glazed window to side and timber door to rear garden.

**CLOAKROOM** with low level w.c., radiator, double glazed window to side, tiled floor.



**KITCHEN** fitted with a range of wall and base units, stainless steel sink and drainer, space for gas cooker, radiator, fitted cabinets with door to larder with single glazed window and shelving, tiled floor, double glazed window to rear.

## **FIRST FLOOR**

**LANDING** with double glazed window to side, access into loft space and cupboard housing lagged cylinder.

**W.C.** with low level w.c., double glazed window to side and radiator.



**BATHROOM** suite comprising pedestal basin with mixer taps, panel bath with mixer taps and shower attachment over, part tiled walls, double glazed frosted window to rear, radiator.



**BEDROOM ONE** double glazed window to front, radiator, fitted wardrobe.



**BEDROOM TWO** double glazed window to rear, radiator and fitted cupboard, television aerial point.

**BEDROOM THREE** double glazed window to front, radiator and fitted cupboard.

**OUTSIDE**

**TO THE FRONT** the garden is mainly laid to lawn with mature shrub and hedge borders with dwarf brick wall surround with concrete

driveway providing off street parking for several cars. Gated access to

**TO THE REAR** is a private garden mainly laid to lawn with mature shrub borders and beds, two timber storage sheds, mature hedge and timber fence panel surround.

**STORE ROOM** brick built with power and light.

**000024030723 EPC BAND: D**

**COUNCIL TAX BAND: D**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** from our Bourne End office in The Parade turn left and proceed through the village taking the next available right, after the Shell Petrol Station, into Blind Lane. Proceed along Blind Lane taking the second available right into Waborne Road where the subject property will be found, after a short distance, on the left hand side, before the bend.

**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.

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[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

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

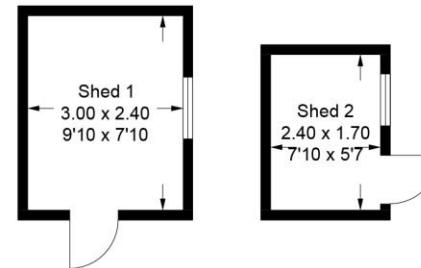
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 51.1 sq m / 550 sq ft  
 First Floor = 42.6 sq m / 458 sq ft  
 Store = 4.9 sq m / 53 sq ft  
 Outbuildings = 11.3 sq m / 122 sq ft  
 Total = 109.9 sq m / 1,183 sq ft

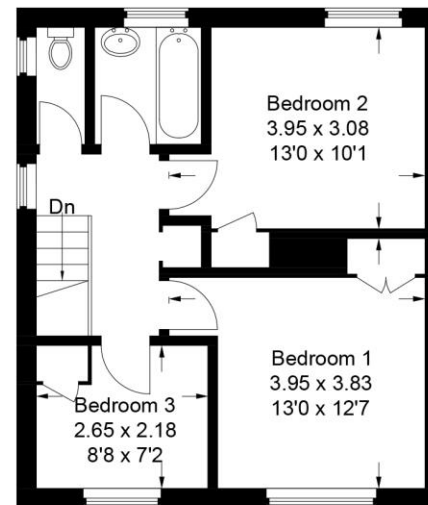


**Outbuildings**

(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

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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