



7 CHALKLANDS, BOURNE END
PRICE: £734,950 FREEHOLD

am ANDREW
MILSON

**7 CHALKLANDS
BOURNE END
BUCKS SL8 5TQ**

PRICE: £734,950 FREEHOLD

A deceptively spacious three bedroom detached family home set in a popular and sought after development within walking distance of Bourne End village centre and local primary school.

**PRIVATE FRONT & REAR GARDENS:
THREE DOUBLE BEDROOMS:
REFITTED BATHROOM: CLOAKROOM:
ENTRANCE HALL:
LIVING ROOM: STUDY:
OPEN PLAN KITCHEN/DINING ROOM:
FURTHER STORE/UTILITY SPACE:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DRIVEWAY PARKING:
NEWLY REFITTED BOILER WITH 10 YEAR
GUARANTEE.**

TO BE SOLD: set on this sought after Chalklands private road, this spacious three bedroom detached family home offers well-proportioned accommodation to both ground and first floor which include three double bedrooms, refitted family bathroom, cloakroom, open plan kitchen/dining room, L shaped large living room, separate study, driveway parking and a south west facing private rear garden. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors 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:

Timber glazed front door to **ENTRANCE PORCH** with windows to front, cupboard housing meters and part glazed timber door to

ENTRANCE HALL radiator, stairs to First Floor Landing.

CLOAKROOM low level w.c., vanity unit with sink over and storage under, heated towel rail, double glazed frosted window, part tiled walls and tiled floor.



LIVING ROOM L shaped room with double glazed patio doors and windows to rear, radiator, television aerial point.



OPEN PLAN KITCHEN/DINING ROOM fitted with a range of wall and base units with roll top surfaces, storage cupboard, space for American fridge freezer, integrated microwave, space for gas range with cooker hood over, stainless steel one and quarter sink and drainer, integrated dishwasher, space for freezer, radiator, double glazed windows to front, part tiled walls, cupboard housing gas central heating boiler.

STORE/UTILITY ROOM with double glazed roof, double glazed doors to front and rear, space and plumbing for washing machine and tumble dryer, further wall and base storage units, stainless steel sink and radiator.



STUDY double glazed window to front, double glazed door to rear garden and fitted shelving.

FIRST FLOOR

LANDING double glazed window to side, fitted cupboard, further storage cupboard, radiator, access into loft space.



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



BEDROOM TWO double glazed windows to rear and side, radiator, fitted wardrobes.

BEDROOM THREE double glazed window to rear and radiator.

BATHROOM refitted suite comprising enclosed double shower cubicle with dual head shower unit, low level w.c. with enclosed cistern, panel bath with mixer tap and shower attachment, vanity unit with sink over and storage under, heated towel rail, double glazed frosted window, part tiled walls and tiled floor.



OUTSIDE

TO THE FRONT is a private garden mainly laid to lawn with mature shrub borders and beds, dwarf brick wall and fence panel surround, gravel driveway providing off street parking.

TO THE REAR is a south west facing garden which is mainly laid to lawn with patio area to rear of property, timber storage shed and timber fence surround.

BOU0330223 **EPC BAND: C**

COUNCIL TAX BAND: F

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

DIRECTIONS: from our Bourne End office in The Parade proceed through the village taking the next right, after the Shell Petrol Station, into Blind Lane. Take the second left into Greenside. Proceed along Greenside to the end taking the left turn into Chalklands and then taking the first left at the roundabout. Follow the road down to the bottom where the subject property will be found immediately ahead of you.

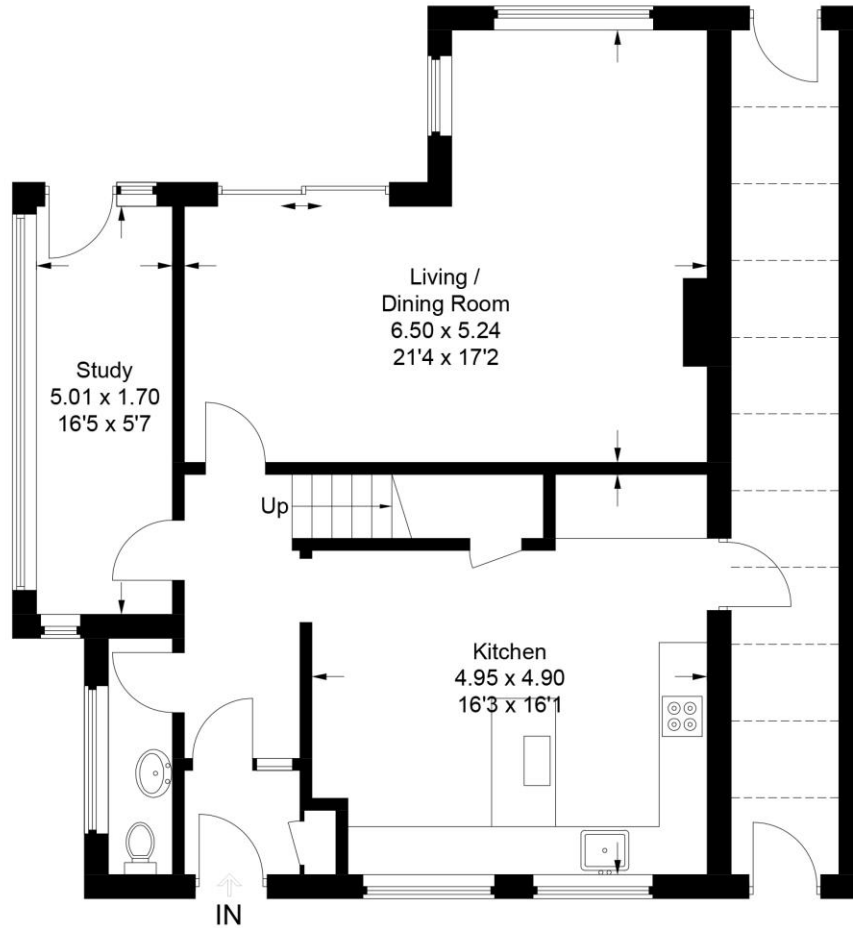
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

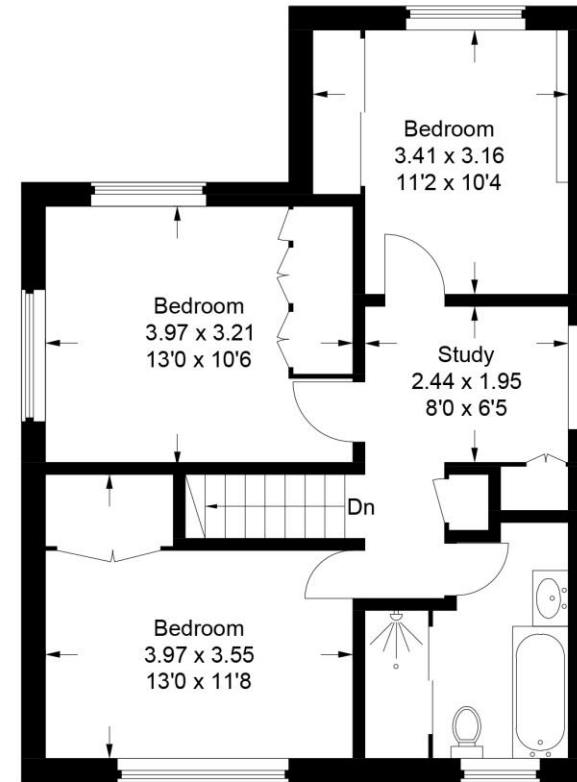
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area
Ground Floor = 92.4 sq m / 994 sq ft
First Floor = 52.2 sq m / 562 sq ft
Total = 144.6 sq m / 1,556 sq ft



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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