



**2 HIGHFIELD ROAD, BOURNE END**  
**PRICE: £475,000 FREEHOLD**

**am** ANDREW  
MILSOM

**2 HIGHFIELD ROAD  
BOURNE END  
BUCKS SL8 5BG**

**PRICE: £475,000 FREEHOLD**

A three bedroom semi-detached property requiring refurbishment situated on a corner plot within a level walk of Bourne End village centre.

**PRIVATE REAR GARDEN WITH LEVEL CORNER PLOT: THREE BEDROOMS: ENTRANCE HALL: GROUND FLOOR WET ROOM: LIVING ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING: DRIVEWAY PARKING. POTENTIAL FOR ENLARGEMENT, SUBJECT TO THE USUAL CONSENTS. NO ONWARD CHAIN.**

**TO BE SOLD:** situated on a corner plot offering scope for enlargement, subject to the usual consents, this three bedroom semi-detached property does require modernisation and refurbishment throughout and is offered for sale with the benefit of having no onward chain. The property is situated on a popular road within a level walk 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:

Upvc double glazed front door to **ENTRANCE HALL** with double glazed window to front, stairs to First Floor Landing with storage under, radiator.

**LIVING ROOM** dual aspect room with double glazed windows to front and rear, inset gas fireplace and radiator.

**DINING ROOM** double glazed window to side with radiator, cupboard housing meters.

**KITCHEN/BREAKFAST ROOM** fitted with a range of wall and base units, space and plumbing for washing machine, space for tumble dryer, space for gas cooker, space for fridge freezer, wall mounted gas central heating boiler, double glazed windows to side and rear, double glazed window and door opening onto side access.

**GROUND FLOOR WET ROOM** comprising of low level w.c., vanity unit with sink over and storage under, walk in shower cubicle with wall mounted shower unit, double glazed frosted windows to front and side, part tiled walls and tiled floor, radiator.

### **FIRST FLOOR**

**LANDING** access into loft space.

**BEDROOM ONE** dual aspect room with double glazed windows to front and rear, radiator, cast iron feature fireplace.

**BEDROOM TWO** double glazed window to rear, radiator, cupboard housing lagged cylinder and cold water storage tank, cast iron feature fireplace.

**BEDROOM THREE** double glazed window to front, radiator.

### **OUTSIDE**

**TO THE FRONT** is a driveway providing off street parking for two cars with a garden laid to lawn and access path to the front door. Being a corner plot the garden then extends round to the side which is also laid to lawn with timber fence panel surround.

**TO THE REAR** is a private garden also mostly laid to lawn with paved patio area and two timber storage sheds with timber fence panel and mature hedge surround.

**000024390224**

**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:** using the postcode **SL8 5BG** the subject property will be found immediately on the right hand side as you turn into Highfield Road from Cores End Road.



### **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](mailto: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.*

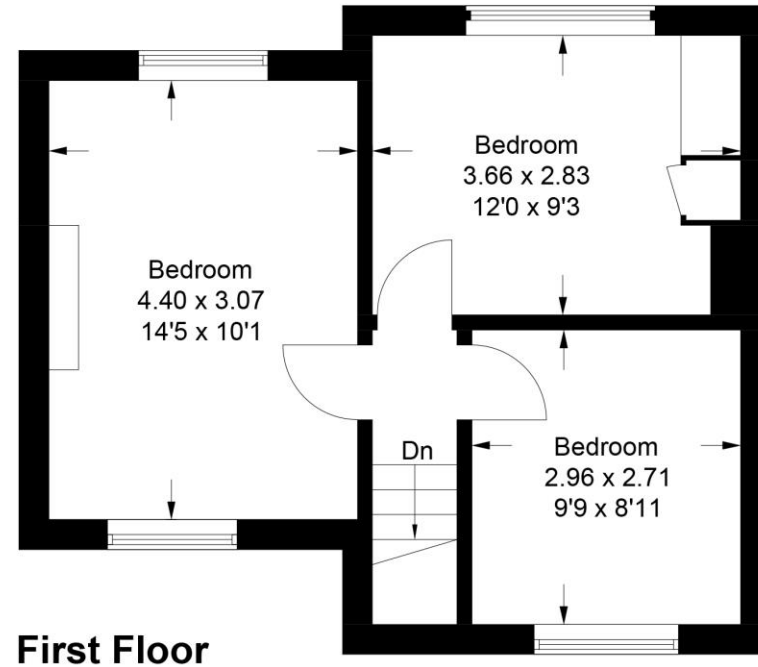
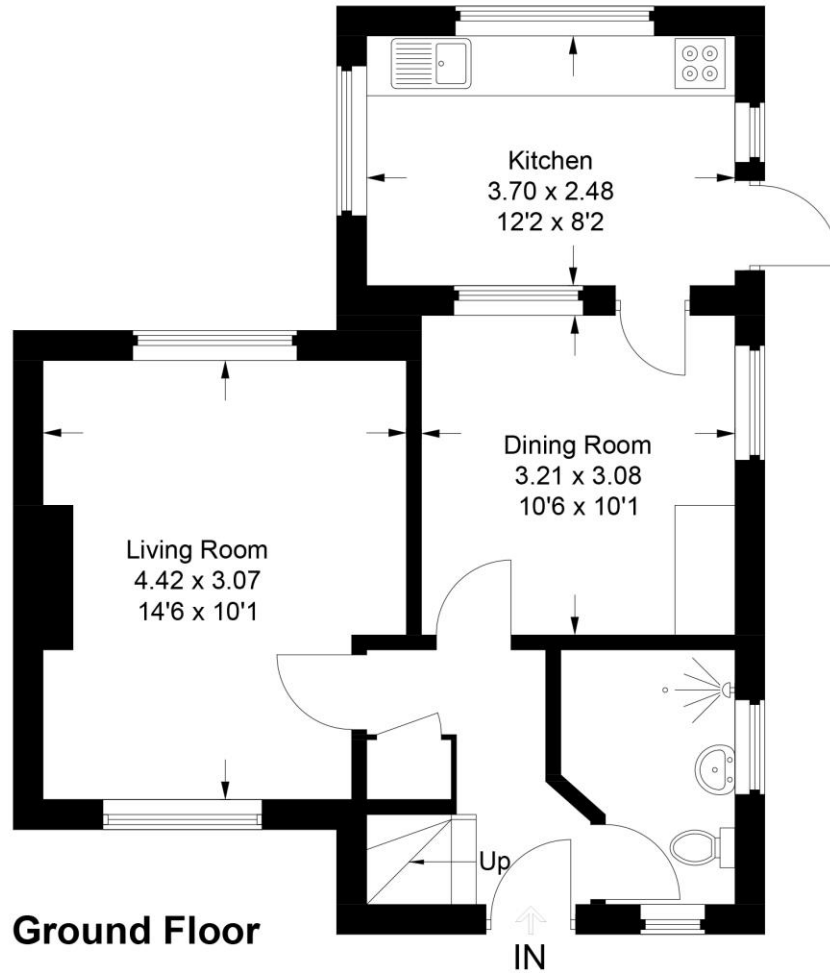
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 46.3 sq m / 498 sq ft  
First Floor = 36.1 sq m / 388 sq ft  
Total = 82.4 sq m / 886 sq ft



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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