



**WOODSHOT, 5 CHAPMAN LANE, BOURNE END**  
**PRICE: £1,100,000 FREEHOLD**

**am** ANDREW  
MILSON



**WOODSHOT  
5 CHAPMAN LANE  
BOURNE END  
BUCKS SL8 5PB**

**PRICE: £1,100,000 FREEHOLD**

A deceptively spacious three/four bedroom detached bungalow offering flexible accommodation, offered for sale with no onward chain set in a sought after location in Well End.

**PRIVATE FRONT, SIDE & REAR GARDENS:  
SUPERB MASTER BEDROOM WITH ENSUITE  
SHOWER ROOM:  
TWO FURTHER BEDROOMS: STUDY/FOURTH  
BEDROOM: CLOAKROOM: SHOWER ROOM: L  
SHAPED LIVING/DINING ROOM: KITCHEN:  
UTILITY ROOM:  
DOUBLE GLAZING:  
GAS CENTRAL HEATING: DETACHED DOUBLE  
GARAGE DRIVEWAY PARKING.  
NO ONWARD CHAIN.**

**TO BE SOLD:** rarely available, this detached bungalow occupies a private plot and is tucked away off A popular road in Well End just a short distance from Bourne End. The property offers flexible and spacious accommodation throughout which includes a superb master bedroom with ensuite shower room, three further bedrooms, kitchen, utility room, large 'L' shaped living/dining room, private rear garden, detached double garage and a sweeping driveway providing off street parking. 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: Double glazed front door to **ENTRANCE PORCH** double glazed window to front, tiled floor, timber front door to

**HALLWAY** fitted wardrobes, radiator, coved ceiling, cupboard housing lagged cylinder, access into fully boarded loft space.

**STUDY/BEDROOM FOUR** double glazed window to front, radiator.

**CLOAKROOM** double glazed frosted window, low level w.c. with enclosed cistern, vanity unit with sink over and storage under, radiator, tiled floor and coved ceiling.



**KITCHEN** fitted with a range of wall and base units, gas hob with cooker hood over, stainless steel sink and drainer with mixer taps, water softener, integrated dishwasher and fridge freezer, electric oven, combination microwave oven, hot tray, double glazed window to side, radiator, part tiled walls and tiled floor.

**UTILITY ROOM** fitted with a range of wall and base units, space and plumbing for washing machine and dishwasher, stainless steel sink and drainer, double glazed window to side and double glazed door opening to side garden.



#### **OPEN PLAN LIVING/DINING ROOM**

**Living Area** double glazed windows to rear and side, coved ceiling, two radiators, double glazed doors to patio and double glazed sliding doors to rear garden, masonry feature fireplace, television aerial point.

**Dining Area** double glazed windows to rear, radiator, coved ceilings.

**MASTER BEDROOM** with double glazed windows to front, two radiator, range of bedroom fitted furniture comprising fitted wardrobes, storage over bed recess and bookshelves, coved ceiling.



**ENSUITE SHOWER ROOM** refitted suite comprising enclosed shower cubicle with wall mounted shower unit, heated towel rail, low level w.c. with enclosed cistern vanity unit with sink over and storage under, double glazed frosted window, fully tiled walls and floor.



**BEDROOM TWO/SITTING ROOM** double glazed sliding door opening to rear garden, radiator, coved ceiling and television aerial point.



**BEDROOM THREE** double glazed window to rear, radiator, fitted storage over bed recess and fitted dressing table, coved ceiling.



**SHOWER ROOM** refitted suite comprising walk in double shower cubicle with wall mounted shower unit, vanity unit with sink over and various storage cupboards under, low level accessible w.c., double glazed frosted window, fully tiled walls and floor, heated towel rail and under floor heating.

#### **OUTSIDE**

**TO THE FRONT** is a sweeping driveway providing off street parking for several cars with raised mature shrub borders and beds and lamp post.

**DETACHED DOUBLE GARAGE** with electric door, windows to side, fitted storage units, power and light.

**TO THE REAR** is a well maintained private garden mainly laid to lawn with large area of patio to the rear of the property, timber fence panel surround with steps up to a further area of raised garden mainly laid to lawn with two timber storage sheds and further patio area with mature shrub borders and beds, gated side access to the front.

**BOU000023950523**

**EPC BAND: D**

**COUNCIL TAX BAND: G**

**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 proceed through the village, along the Marlow Road taking the second available right into Wendover

Road. Follow the road past the school, turning round the corner and at the end of the road turn right onto Chapman Lane where the subject property will be immediately found on the left 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.

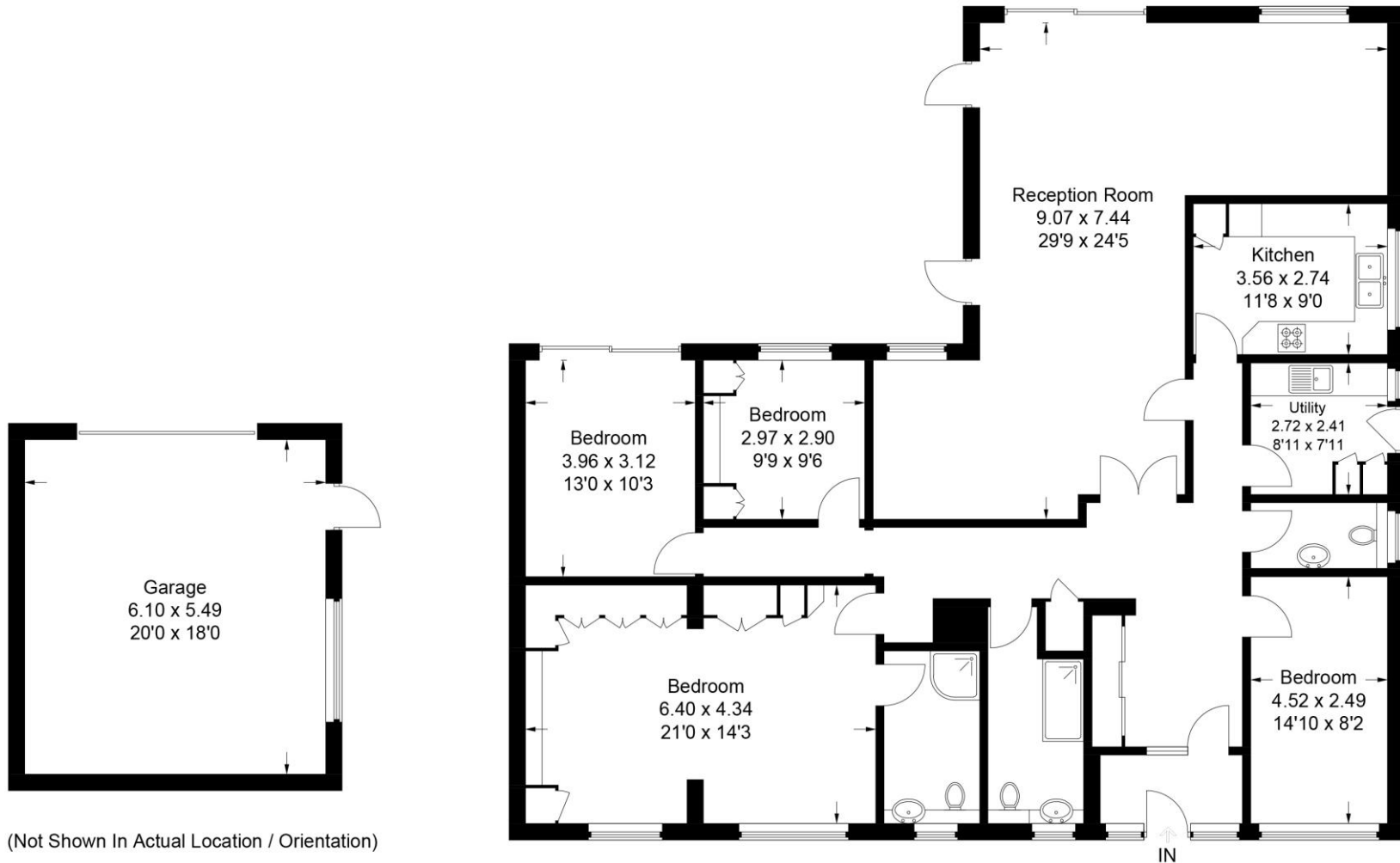
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For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area  
180.2 sq m / 1,940 sq ft  
Garage = 34.0 sq m / 366 sq ft  
Total = 214.2 sq m / 2,306 sq ft



(Not Shown In Actual Location / Orientation)

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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