



BOURNE VIEW, BOURNE END
PRICE: £795,000 FREEHOLD



**BOURNE VIEW
27 BLIND LANE
BOURNE END
BUCKS SL8 5TN**

PRICE: £795,000 FREEHOLD

A spacious four bedroom detached family home situated within a level walk of Bourne End village centre.

**FRONT GARDEN: PRIVATE REAR GARDEN:
THREE DOUBLE BEDROOMS- ONE WITH
ENSUITE SHOWER ROOM:
FAMILY BATHROOM: CLOAKROOM:
GROUND FLOOR BEDROOM WITH ENSUITE
LIVING ROOM: KITCHEN/DINING ROOM:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
GARDEN OFFICE/STORAGE:
OFF STREET PARKING.**

TO BE SOLD: this individually designed detached property has undergone a full modernisation programme by the current owners and now offers spacious and modern accommodation to both ground and first floors. The property offers such features as a superb open plan kitchen/dining room, separate living room, double bedroom with ensuite shower room on the ground floor and three double bedrooms – one with ensuite shower room and family bathroom to the first floor. Outside there is ample off street parking to the front and a private rear garden with detached outbuilding. The property is located 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.

The accommodation comprises:

Upvc front door to **ENTRANCE HALL** radiator, stairs to First Floor Landing.

CLOAKROOM comprising low level w.c., heated towel rail, vanity unit with sink over and storage under, double glazed roof light.



LIVING ROOM double glazed windows to front and side, radiator, wood burning stove with timber mantel, mood lighting, television aerial point.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen fitted with a range of floor and wall units with integrated fridge and dishwasher, free standing, dual fuel Lacanche range 6 ring gas hob with a gas oven and an electric fan oven. Matching cooker hood, inset ceramic one and a quarter sink and drainer, breakfast bar with tall wall units under with LED lighting, larder cupboard with space for fridge freezer and storage with double glazed window to side and shelving, speaker system and mood lighting. Underfloor heating.



Dining Room double glazed windows to side, bi-fold doors opening to rear garden, television aerial point.



BEDROOM FOUR double glazed window to side, radiator, access into loft space, television aerial point.

ENSUITE SHOWER ROOM suite comprising fully enclosed shower cubicle with wall mounted dual head shower unit, low level w.c., vanity unit with sink over and storage under, heated towel rail, fitted bathroom cabinet with mirror, double glazed roof light.

UTILITY ROOM fitted with a range of wall and base units, space and plumbing for washing machine and tumble dryer, inset sink and drainer, cupboard housing gas central heating boiler, double glazed roof light.

FIRST FLOOR

LANDING fitted cupboard with rail, double glazed window to side, access into loft space and further fitted shelving.



BEDROOM ONE double glazed window to front, radiator, fitted wardrobes, feature fireplace with tiled surround, speaker system and TV aerial point.



ENSUITE SHOWER ROOM comprising fully enclosed steam shower cubicle, vanity unit with sink over and storage under, fitted bathroom cabinet, low level w.c., heated towel rail and double-glazed window, speaker systems.

FAMILY BATHROOM suite comprising panel bath with mixer taps and shower attachment, pedestal hand wash basin, low level w.c., heated towel rail, fitted bathroom cabinets, double glazed window to side. Speaker system.



BEDROOM TWO double glazed window to rear, radiator and fitted cupboard housing water tank. TV aerial point.

BEDROOM THREE double glazed window to rear, radiator and access into loft space. TV aerial point.

OUTSIDE

TO THE FRONT is a gravel driveway providing off street parking for several cars with timber fence panel surround and gated side access to

THE REAR GARDEN with area laid to lawn and paved patio area to rear of the property.



GARDEN OFFICE/STORAGE timber framed with power and light, double glazed doors and windows, radiator. TV aerial point. **Separate Storage Area** with power and light, external power point.

BOU1110424 **EPC BAND: C**

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL8 5TN** the subject property will be found, after a short distance, 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.

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.

Approximate Gross Internal Area
Ground Floor = 94.5 sq m / 1,017 sq ft
First Floor = 60.1 sq m / 647 sq ft
Shed = 15.3 sq m / 165 sq ft
Total = 169.9 sq m / 1,829 sq ft



Ground Floor

First Floor

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