



SPRING VIEW, BOURNE END
PRICE: £525,000 FREEHOLD

am ANDREW
MILSON

**SPRING VIEW
MARLOW ROAD
BOURNE END
BUCKS SL8 5SP**

PRICE: £525,000 FREEHOLD

An attractive two bedroom Victorian semi-detached home benefitting from a blend of character features and modern conveniences conveniently located in the heart of the village.

**50' REAR GARDEN: TWO DOUBLE
BEDROOMS: FIRST FLOOR BATHROOM:
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: KITCHEN/BREAKFAST
ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING TO REAR.**

TO BE SOLD: this bay fronted two bedroom Victorian semi-detached home has been well maintained and updated by the current owner to provide such features as an open plan kitchen/breakfast room with doors leading onto a private garden, driveway parking to the rear, bay fronted living room, dining room with feature case iron fireplace, first floor bathroom and two double bedrooms. The property is situated in the heart of Bourne End village centre and in close proximity of the railway and a picturesque stretch of the River Thames. 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:

Timber front door to:

ENTRANCE HALL stairs to First Floor Landing, radiator.



LIVING ROOM double glazed bay window to front, radiator, television aerial point, inset wood burning stove with timber mantel over.



DINING ROOM double glazed door into rear garden, radiator, cast iron fireplace with gas fire, fitted storage cupboards and under stairs storage cupboard.



KITCHEN/BREAKFAST ROOM fitted with a range of wall and base units, integrated washing machine, dishwasher and fridge freezer, stainless steel one and a quarter sink and drainer, cupboard housing wall mounted gas central heating boiler, double glazed window to side, gas hob with cooker hood over and electric oven under, double glazed window to rear and double glazed doors opening into rear garden, radiator.

FIRST FLOOR

LANDING double glazed window to side, access into loft space.



BATHROOM suite comprising panel bath with mixer taps and shower attachment, fully enclosed shower cubicle with wall mounted shower unit, low level w.c., wall mounted hand wash basin, double glazed frosted window, part tiled walls, tiled floor and heated towel rail.



BEDROOM ONE double glazed windows to front, fitted wardrobes, ornate cast iron fireplace and fitted storage cupboards, two radiators.

BEDROOM TWO double glazed window to rear, radiator.



OUTSIDE

TO THE FRONT is an enclosed garden with large area laid to gravel with mature shrub borders and beds, brick wall, mature hedge and timber fence panel surround, gated side access, wrought iron access gate with path to front door.

TO THE REAR is a private garden mainly laid to lawn with patio area to the rear of the property, timber storage shed, timber fence panel surround, mature shrub borders and beds and gated access to driveway providing off street parking.

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EPC BAND: D

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL8 5SP** the subject property will be found shortly along on the right 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.

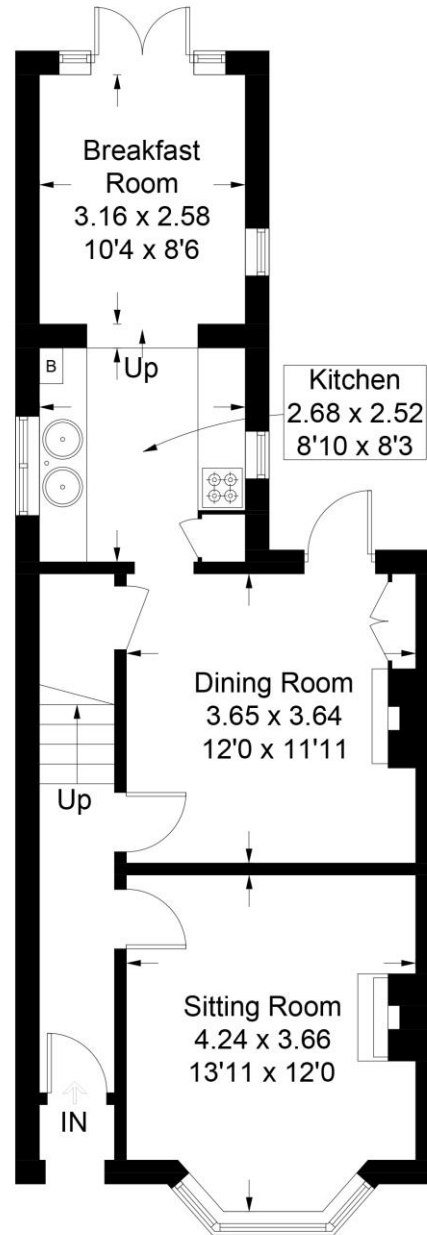
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

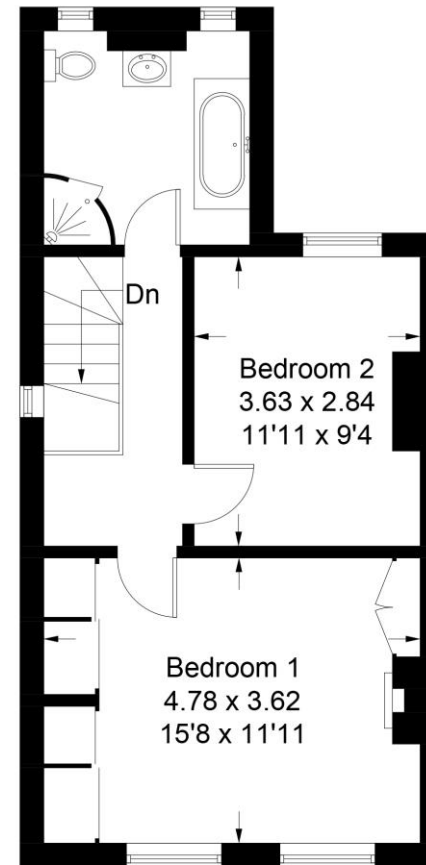


Spring View

Approximate Gross Internal Area = 94.6 sq m / 1,018 sq ft



Ground Floor



First Floor