



**69 GODDINGTON ROAD, BOURNE END**  
**PRICE: £795,000 FREEHOLD**

**am** ANDREW  
MILSON

**69 GODDINGTON ROAD  
BOURNE END  
BUCKS SL8 5TU**

**PRICE: £795,000 FREEHOLD**

A spacious five bedroom semi-detached family home situated in a popular and convenient location within walking distance of Bourne End village centre and amenities.

**LARGE PRIVATE REAR GARDEN & WELL KEPT FRONT GARDEN:  
FIVE BEDROOMS – ONE WITH ENSUITE CLOAKROOM FACILITY:  
FAMILY BATHROOM: ENTRANCE HALL:  
LIVING ROOM: DINING ROOM:  
KITCHEN/BREAKFAST ROOM:  
INTEGRAL GARAGE:  
AMPLE DRIVEWAY PARKING:  
GAS CENTRAL HEATING TO RADIATORS:  
DOUBLE GLAZING. NO ONWARD CHAIN.**

**TO BE SOLD:** this bay fronted semi-detached family home has been substantially enlarged and extended to create what is now a spacious five bedroom property. The property benefits from having four double bedrooms and one further single bedroom, living room, dining room, an extended spacious kitchen/breakfast room, spacious private level rear garden and is offered for sale with the benefit of having no onward chain. The property is situated on a popular residential road which is within walking distance of Bourne End village centre and amenities. Bourne End village centre which 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:

Upvc front door to **ENTRANCE PORCH** tiled floor, double glazed front door to

**ENTRANCE HALL** stairs to First Floor Landing with storage under, radiator.



**LIVING ROOM** double glazed bay window to front, inset electric fire with convection heating and cooling, fitted storage at either side of chimney breast, radiator, television aerial point.



**DINING ROOM** double glazed sliding doors opening onto rear garden, radiator.



**KITCHEN/BREAKFAST ROOM** fitted with a range of wall and base units, space and plumbing for washing machine and dishwasher, inset one and a quarter sink and drainer, gas five ring burner hob with cooker hood over, electric oven, integrated fridge and freezer, part tiled walls and tiled floor, radiator, double glazed windows to side and rear, double glazed door opening onto rear garden and door opening into

**INTEGRAL GARAGE** with electric door, power and light, wall mounted gas central heating boiler and double glazed frosted window.

**FIRST FLOOR**

**LANDING** radiator, access into loft space.



**BEDROOM ONE** double glazed window to front, radiator, television aerial point, fitted wardrobes.



**BEDROOM TWO** double glazed window to rear, radiator and cupboard housing lagged cylinder.

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

**BEDROOM FOUR** double glazed window to rear, radiator and television aerial point.

**ENSUITE CLOAKROOM** comprising 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.

**BEDROOM FIVE** double glazed window to front, radiator, fitted storage cupboard.



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

#### **OUTSIDE**

**TO THE FRONT** is a block paved driveway providing off street parking for several cars and an area laid to lawn with mature shrub borders and beds.

**TO THE REAR** is a well maintained garden mainly laid to lawn with paved patio area to the rear of the property and well stocked borders and beds with mature shrubs, brick wall, timber fence panel and mature hedge surround and gated side access.

**000024411023      EPC BAND: C**

**COUNCIL TAX BAND: F**

**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 turn left and proceed through the village taking the first available right into Blind Lane. Continue up the hill taking the next available left into Greenside. Proceed to the end of the road turning left into Goddington Road where 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.

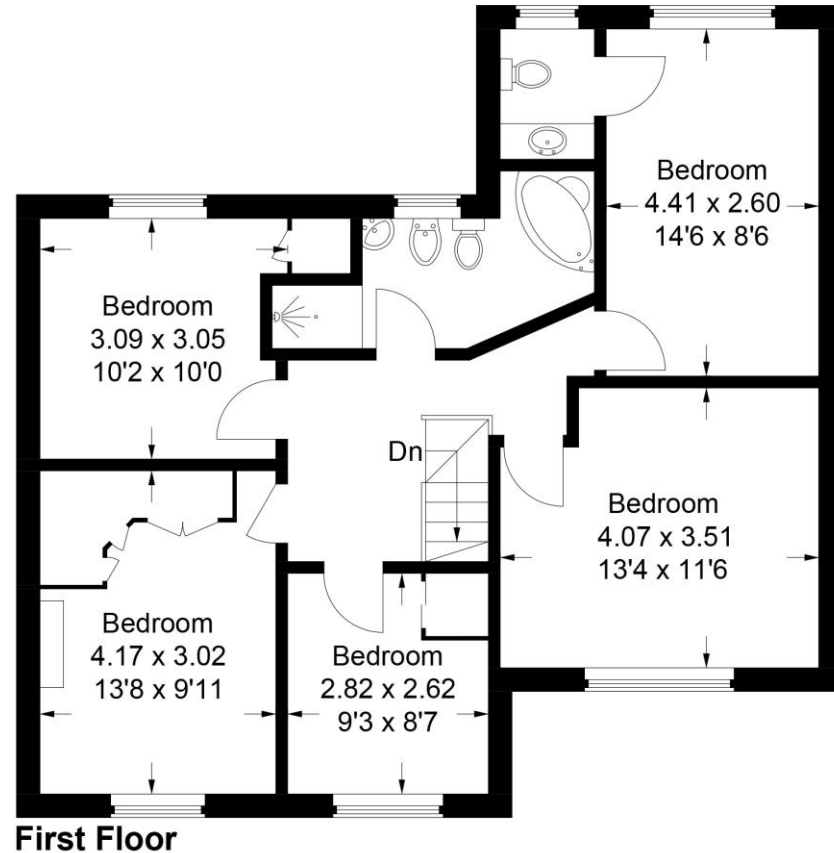
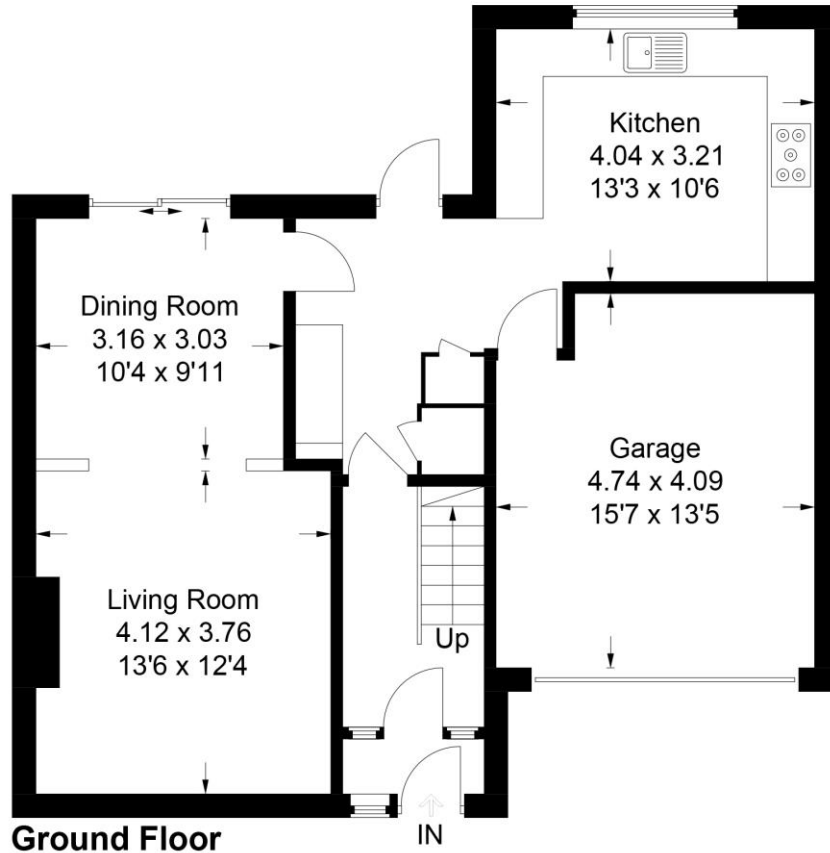


Approximate Gross Internal Area (Including Garage)

Ground Floor = 75.8 sq m / 816 sq ft

First Floor = 75.3 sq m / 810 sq ft

Total = 151.1 sq m / 1,626 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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