



**3 THE WILLOWS, BOURNE END**  
**PRICE: £330,000 SHARE OF FREEHOLD**

**am** ANDREW  
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**3 THE WILLOWS  
WILLOWS ROAD  
BOURNE END  
BUCKS SL8 5HE**

**PRICE: £330,000 SHARE OF FREEHOLD**

An extremely spacious two double bedroom ground floor flat situated in this popular and convenient setting within close proximity of Bourne End village centre and railway station.

**COMMUNAL GARDENS  
TWO DOUBLE BEDROOMS : BATHROOM  
ENTRANCE HALL : LIVING ROOM  
SUNROOM: 17FT KITCHEN/DINER  
DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS  
INTERNAL STORE CUPBOARD  
RESIDENT'S PARKING :  
NO ONWARD CHAIN**

**TO BE SOLD:** A spacious two bedroom ground floor flat situated in this popular and convenient setting close to Bourne End village centre. This property benefits good sized, light and airy living accommodation worthy of an internal inspection. Willows Road is located within a quarter of a mile of The property is offered for sale with the benefit of having no onward chain and is conveniently located within walking distance of 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 now services 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:

**COMMUNAL ENTRANCE HALL** with entry phone system and useful storage cupboard.

Part glazed door to **ENTRANCE HALL** airing cupboard.



**LIVING ROOM** With double glazed window, built-in display cupboard, radiator, television aerial point.

**SUN ROOM** With double glazed door to front, double glazed frosted window, radiator.

**KITCHEN/DINER**



**Kitchen** Fitted with Shaker style floor and wall units, granite effect work surfaces, 1½ bowl single drainer sink unit, electric hob with oven below and extractor fan over, space and plumbing for washing machine and dishwasher, double glazed window, cupboard providing space for upright fridge/freezer, tiled floor.



**Dining Area** With double glazed window, radiator, ample space for table.



**BEDROOM ONE** With double glazed window, radiator.



**BEDROOM TWO** Picture window, radiator.

**BATHROOM** White suite comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., radiator, double glazed frosted window.

## **OUTSIDE**



Surrounding The Willows are well-kept lawned **COMMUNAL GARDENS** and **RESIDENTS PARKING**.

**TENURE:** Share of Freehold

### **Maintenance Costs:**

1st April- 30th September = £438.44

### **Service Charges - General Costs**

1st April-30th September = £452.97

## **NO GROUND RENT**

**LEASE:** Remainder of a 999 year lease

**Ref:** BOU116

**EPC BAND:** D

**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue for approximately a quarter of a mile turning left into Willows Road where The Willows can be 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.

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.

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft

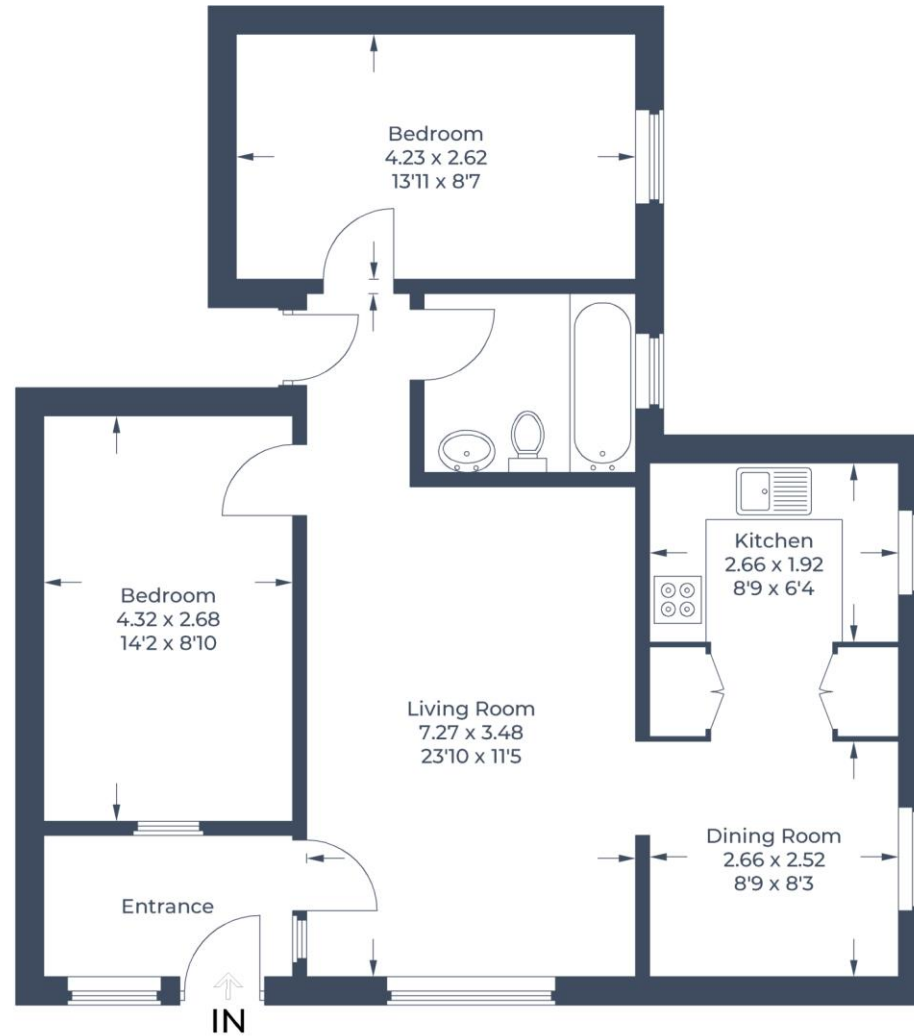


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