



**SILVER FERN, MARLOW ROAD, BOURNE END**  
**PRICE: £975,000 FREEHOLD**



**SILVER FERN  
MARLOW ROAD  
BOURNE END  
BUCKS SL8 5NL**

**PRICE: £975,000 FREEHOLD**

An impressive five bedroom detached family home within walking distance of Bourne End village centre.

**PRIVATE LEVEL REAR GARDEN:  
FIVE BEDROOMS: SHOWER ROOM:  
BATHROOM: ENTRANCE HALL:  
CLOAKROOM: PLAYROOM:  
LIVING ROOM: SUPERB OPEN PLAN  
KITCHEN/DINING/FAMILY ROOM WITH  
PART VAULTED CEILING:  
UTILITY ROOM: GAS CENTRAL HEATING:  
DOUBLE GLAZING: DRIVEWAY PARKING.**

**TO BE SOLD:** this detached family home has undergone a full modernisation programme by the current owners and now offers immaculately presented spacious accommodation over both floors. The property benefits from such features as five bedrooms, two bath/shower rooms, superb open plan kitchen/dining/family space with underfloor heating, off street parking for several cars, private level rear garden, two reception rooms and also offers scope for further development with planning consent for loft conversion. The property is situated 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 as well as a picturesque stretch of the River Thames, 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 HALL** stairs to First Floor Landing with storage under, underfloor heating.

**PLAYROOM** triple glazed window to front with plantation shutters, radiator, fitted storage cupboards and shelving.



**LIVING ROOM** triple glazed bay window to front with plantation shutters, wall of fitted storage cupboards and shelving with space and wiring for wall mounted television, inset electric flame effect fire, radiator.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**



**Kitchen** refitted with a range of Shaker style wall and base units with Quartz work surfaces over, full height integrated fridge and freezer, pantry cupboard, combination microwave oven with electric double oven, electric induction hob with extractor over, island incorporating integrated dishwasher, drinks fridge, ceramic Belfast sink with Quooker hot tap and filter tap, Karndean flooring with underfloor heating.



**Dining/Family Room** with full width double glazed sliding doors opening onto rear garden, part vaulted ceiling with double glazed roof lights, Karndean flooring with underfloor heating, wall of fitted storage with shelving and cupboards, space and wiring for wall mounted television.

**UTILITY ROOM** fitted with a range of wall and base Shaker style units, space and plumbing for washing machine and tumble dryer, integrated fridge.

**CLOAKROOM** comprising low level w.c., heated towel rail, wall mounted basin with storage under, Karndean flooring, cupboard housing wall mounted gas central heating boiler.

**FIRST FLOOR**

**LANDING** access into loft space.



**BEDROOM ONE** triple glazed window to front with plantation shutters, radiator, wall of fitted wardrobes.



**BEDROOM TWO** double glazed window to rear, radiator and fitted triple wardrobe.



**FAMILY BATHROOM** suite comprising low level w.c., pedestal hand wash basin, panel bath with mixer taps and shower attachment, heated towel rail, double glazed frosted window, part tiled walls.

**BEDROOM THREE** double glazed window to rear, radiator and fitted wardrobes.

**SHOWER ROOM** refitted suite comprising walk in double shower cubicle with dual heat shower unit, low level w.c., wall mounted basin with storage under, part tiled walls, tiled floor, double glazed frosted window and heated towel rail.

**BEDROOM FOUR** triple glazed window to front with plantation shutters, radiator and fitted wardrobe.

**BEDROOM FIVE/STUDY** triple glazed window to front with plantation shutters, radiator, fitted storage cupboard.

## OUTSIDE

**TO THE FRONT** is a sweeping gravel driveway providing off street parking for several cars with mature hedge and raised beds, timber fence panel surround with gated side access to

**THE REAR GARDEN** which is a private level garden with area of decking abutting the rear of the property with steps raising to an area of lawn with further patio area to the rear, fitted benches and timber framed cover, timber storage shed with timber fence and mature hedge surround.



**BOU0970224**      **EPC BAND: D**

**COUNCIL TAX BAND: F**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

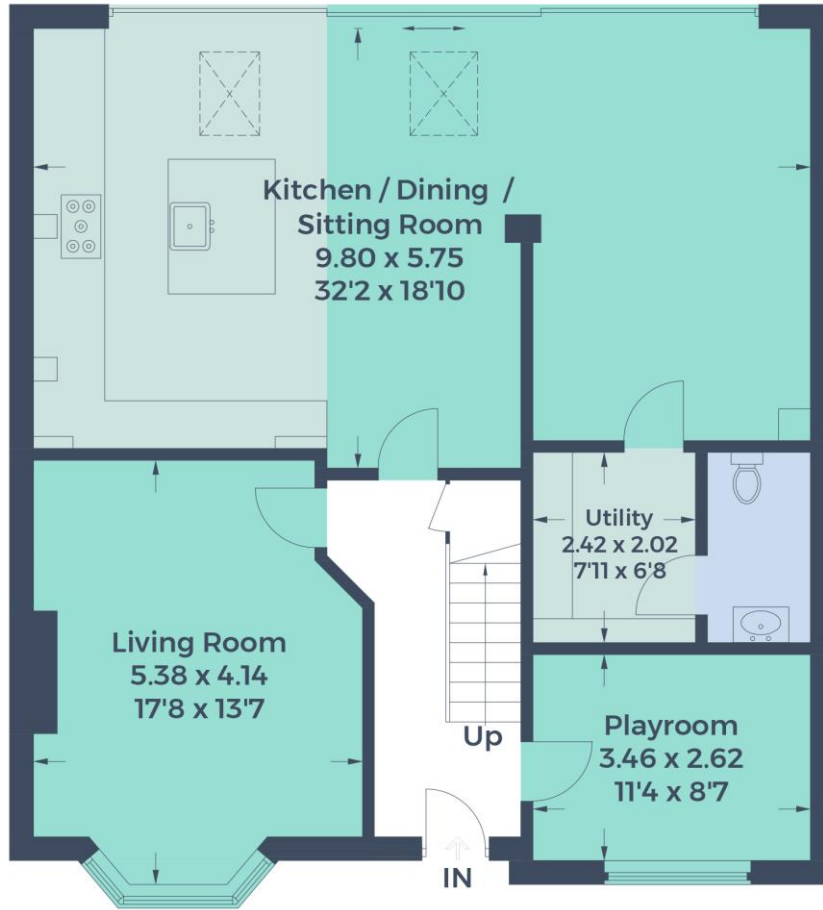
**DIRECTIONS:** using the postcode **SL8 5NL** proceed through Bourne End village centre where the subject property will be found, after a short distance on the right hand side.

**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.

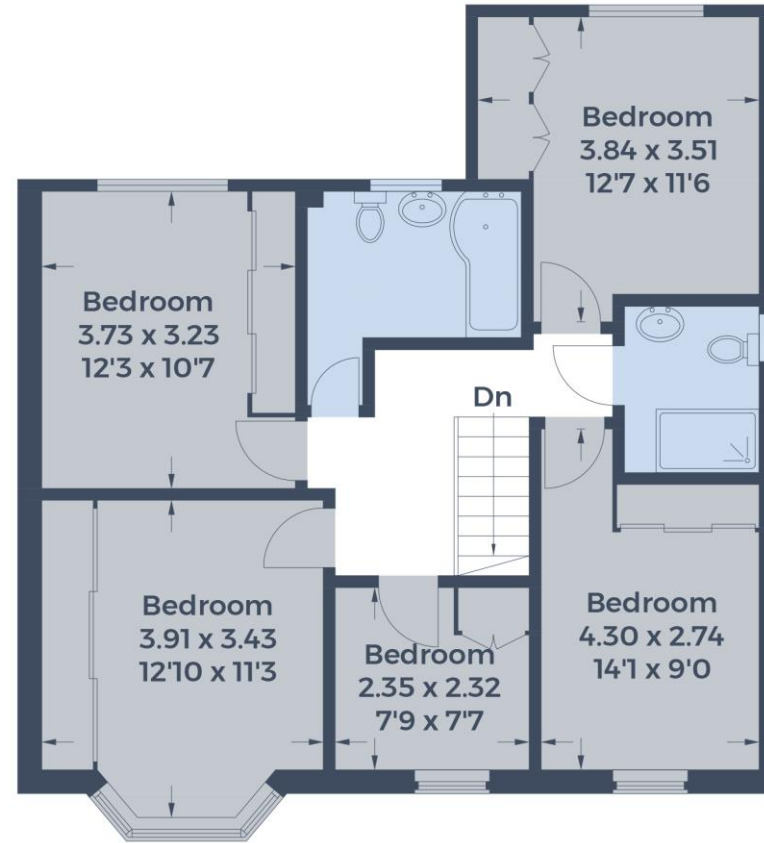
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area  
Ground Floor = 103.4 sq m / 1,113 sq ft  
First Floor = 74.9 sq m / 806 sq ft  
Total = 178.3 sq m / 1,919 sq ft



**Ground Floor**



**First Floor**

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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