



111 CHALKLANDS, BOURNE END
PRICE: £595,000 FREEHOLD

am ANDREW
MILSON

**111 CHALKLANDS
BOURNE END
BUCKS SL8 5TL**

PRICE: £595,000 FREEHOLD

A well-presented semi-detached bungalow situated on a sought after private road within walking distance of Bourne End village centre.

**PRIVATE FRONT & REAR GARDENS:
TWO DOUBLE BEDROOMS:
REFITTED BATHROOM: ENTRANCE HALL:
OPEN PLAN LIVING/DINING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING TO RADIATORS &
UNDERFLOOR HEATING:
TRIPLE GLAZING: DRIVEWAY PARKING.
LAPSED PLANNING PERMISSION FOR LOFT
CONVERSION. PRIVATE ROAD LOCATION.**

TO BE SOLD: this semi-detached bungalow has been considerably improved by the current owners in recent years to provide modern and spacious accommodation. The property benefits from having a newly refitted bathroom and kitchen, open plan living/dining room, two double bedrooms, landscaped rear garden, ample off street parking and has planning permission for a loft conversion. The property is situated on the popular Chalklands private road within walking distance of a picturesque stretch of the River Thames as well as 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 double glazed door to **ENTRANCE HALL** with porcelain tiled flooring, radiator and access into loft space.



BATHROOM refitted suite comprising of A 'P' shaped panel bath with mixer taps and wall mounted shower unit, pedestal basin, low level w.c., triple glazed frosted window, heated towel rail and part tiled walls, laminate flooring.



LIVING/DINING ROOM with triple glazed bifolding doors into rear garden, porcelain tiled flooring with underfloor heating, radiator, television aerial point.



KITCHEN/BREAKFAST ROOM recently refitted with a range of wall and base units with Quartz work surfaces and splash backs, electric oven and integrated microwave, integrated fridge and freezer, electric hob with cooker hood over, stainless steel sink with mixer taps, integrated dishwasher, integrated washing machine, triple glazed window, porcelain tiled floor with underfloor heating, triple glazed door into rear garden.



BEDROOM ONE triple glazed window to front, radiator.



BEDROOM TWO triple glazed window to front, radiator, laminate flooring.

OUTSIDE

TO THE FRONT is a private garden, mainly laid to lawn with timber fence panel and dwarf brick wall surround, outside tap, external power points, mature shrub borders with driveway providing off street parking for several cars leading to the side of the property and to

THE REAR GARDEN which is secluded and has been landscaped to provide patio area of Indian sandstone to the rear of the property with an area of lawn and steps to an area laid to bark chipping with timber storage shed with power and light, pond with water feature, raised borders and beds, timber fence surround, external power points and outside tap.

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EPC BAND: C

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office 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 next available right, after the Petrol

Station, into Blind Lane. Follow the road for approximately a quarter of a mile turning left into Greenside. Proceed to the end of the road turning left into Chalklands, take the first available left, also into Chalklands at the roundabout, where the subject property 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

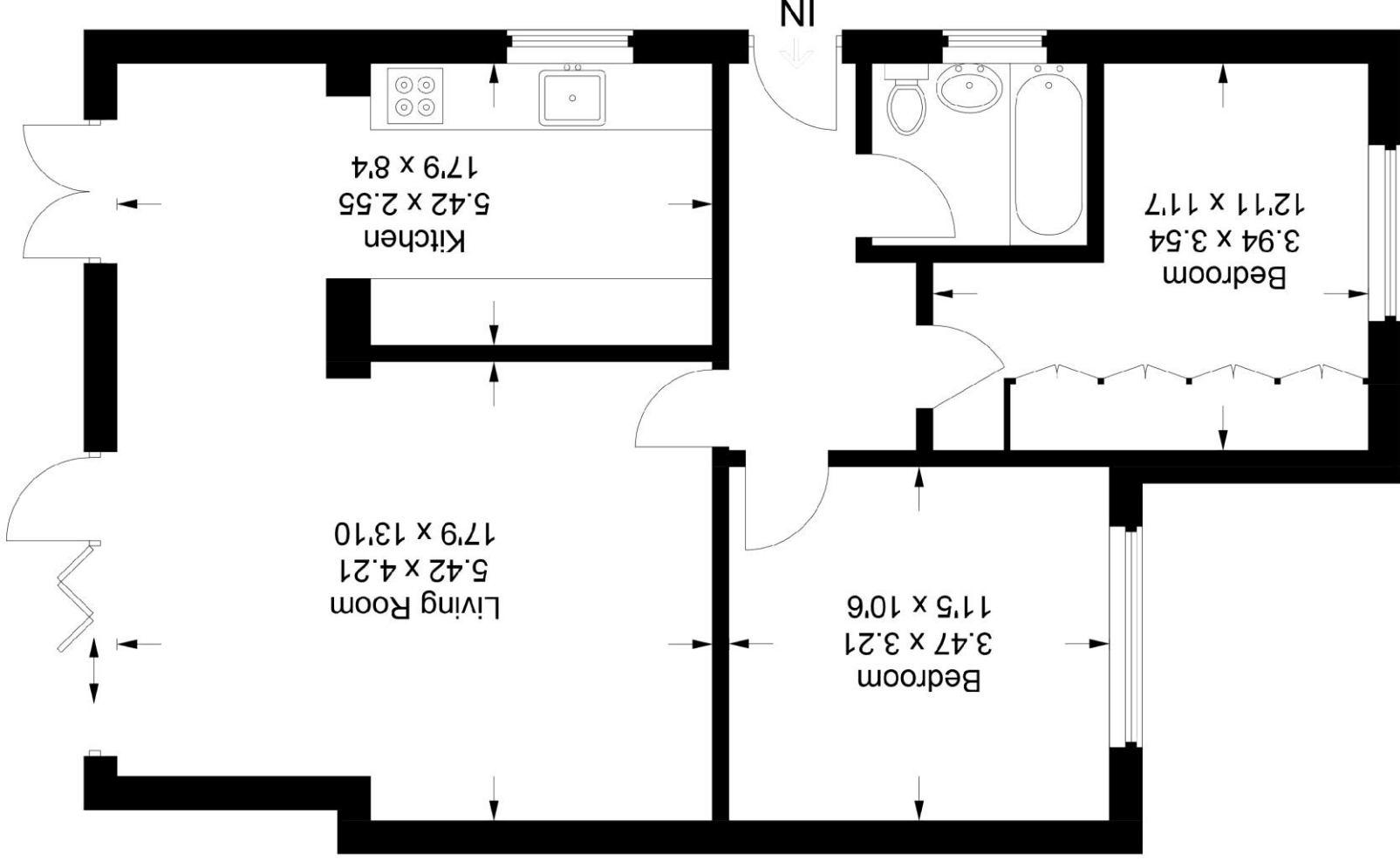
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**





Approximate Gross Internal Area = 69.7 sq m / 750 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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