



8 KENNET ROAD, BOURNE END
PRICE: £599,950 FREEHOLD

am ANDREW
MILSON

**8 KENNET ROAD
BOURNE END
BUCKS SL8 5NA**

PRICE: £599,950 FREEHOLD

A deceptively spacious three/four bedroom semi-detached family home situated within walking distance of Bourne End village centre and amenities.

**SOUTH FACING LEVEL REAR GARDEN:
THREE BEDROOMS: FAMILY BATHROOM:
ENTRANCE HALL: CLOAKROOM:
OPEN PLAN LIVING/DINING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
FURTHER RECEPTION ROOM/BEDROOM
FOUR: SUMMER HOUSE:
AMPLE DRIVEWAY PARKING:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING.**

TO BE SOLD: this 1950's semi-detached property has been modernised and enlarged by the current owners to provide spacious accommodation throughout which comprises of a superb refitted kitchen/breakfast room, open plan living/dining room, further reception room/fourth bedroom, three further bedrooms, refitted family bathroom, cloakroom and a south facing rear garden with summer house and off street parking for several cars. 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:

COVERED ENTRANCE PORCH with Upvc front door to

ENTRANCE HALL radiator, stairs to First Floor Landing with storage under, double glazed windows to front and side.



SITTING ROOM/BEDROOM FOUR double glazed bay window to front, television aerial point and radiator.

CLOAKROOM comprising low level w.c., wall mounted hand wash basin, double glazed frosted window, tiled walls, cupboard housing meters.



KITCHEN/BREAKFAST ROOM refitted with a range of wall and base units and kitchen island with storage and breakfast bar, wall mounted gas central heating boiler, integrated dishwasher, inset sink and drainer, space and plumbing for washing machine, electric oven with space for microwave, electric hob with cooker hood over, space for American style fridge freezer, radiator, television aerial point, double glazed door opening into rear garden and arch to



LIVING/DINING ROOM with double glazed roof lights, double glazed windows to side and rear, double glazed doors opening into rear garden, two radiators and television aerial point.

FIRST FLOOR

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



FAMILY BATHROOM refitted suite comprising panel bath with shower attachment, double shower cubicle with wall mounted shower unit, low level w.c., wall mounted basin with storage under, double glazed frosted windows to side and rear, heated towel rail and fully tiled walls.



BEDROOM ONE double glazed bay window to front, radiator, wall of fitted bedroom storage.

BEDROOM TWO double glazed window to rear, radiator, fitted cupboard and television aerial point.



BEDROOM THREE double glazed window to front and radiator.

OUTSIDE

TO THE FRONT overlooking a large green is a gravelled driveway providing off street parking for several cars, timber fence panel surround and gated side access to:

THE REAR GARDEN is south facing mainly laid to lawn with timber fence panel surround, area of raised patio to the rear of the property, timber framed **SUMMER HOUSE** with power, area of raised decking to the rear of the garden with two steel framed sheds, mature shrub borders and beds with covered storage area to side of the property.

BOU0831023 **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 continue through the village taking the next turning on the right into Blind Lane. Continue up the hill taking the first right into Loddon Road, taking the next left into Roman

Way followed by the next right into Kennet Road where the subject property will be found around three quarters of the way 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.

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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.



Approximate Gross Internal Area
Ground Floor = 72.4 sq m / 779 sq ft
First Floor = 42.6 sq m / 458 sq ft
Summer House = 7.5 sq m / 81 sq ft
Total = 122.5 sq m / 1318 sq ft
(Excluding Outdoor Area)



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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