



**25 WABORNE ROAD, BOURNE END**  
**PRICE: £525,000 FREEHOLD**

**am** ANDREW  
MILSON



**25 WABORNE ROAD  
BOURNE END  
BUCKS SL8 5LL**

**PRICE: £525,000 FREEHOLD**

A spacious three bedroom semi-detached property situated on a popular road within walking distance of Bourne End village centre.

**PRIVATE FRONT & REAR GARDENS:  
THREE BEDROOMS: SHOWER ROOM WITH  
SEPARATE W.C.: ENTRANCE HALL:  
LIVING ROOM: FAMILY ROOM:  
KITCHEN/DINING ROOM:  
UTILITY ROOM: CLOAKROOM:  
DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
DRIVEWAY PARKING:  
BRICK BUILT OUTBUILDING.**

**TO BE SOLD:** this three bedroom semi-detached family home has been improved and extended by the current owners to provide spacious and well-proportioned accommodation to both and ground and first floors offering scope for further enlargement subject to the usual consents. The property comprises living room, family room, open plan kitchen/dining room, utility and cloakroom to the ground floor and three bedrooms, separate w.c. and refitted shower room to the first floor with private front and rear gardens, off street parking and various outbuildings. 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:

Double glazed front door to **ENTRANCE HALL** stairs to First Floor Landing with storage under, radiator, double glazed window to side, storage cupboard housing meters.



**LIVING ROOM** double glazed window to front, radiator, inset wood burning stove with masonry fireplace surround, television aerial point and arch to

**FAMILY ROOM** fitted wall and base storage units, radiator and arch to



**KITCHEN/DINING ROOM** fitted with a range of wall and base units, space for electric cooker with cooker hood over, inset one and a quarter sink and drainer, space and plumbing for dishwasher, space for fridge freezer, double glazed window to rear and double glazed sliding doors opening onto the rear garden, part tiled walls and radiator.

**UTILITY ROOM** with space and plumbing for washing machine, storage units and stainless steel sink, double glazed window to side, radiator, timber part glazed door to side access.

**CLOAKROOM** double glazed frosted window to side, low level w.c. and part tiled walls.  
**FIRST FLOOR**

**LANDING** double glazed window to side, radiator, airing cupboard with electric heater, fitted storage cupboards and access into loft space.

**W.C.** double glazed frosted window to side, low level w.c.



**SHOWER ROOM** refitted suite comprising of fully enclosed shower cubicle with wall mounted shower unit, vanity unit with sink over and storage under, heated towel rail, part tiled walls and double glazed frosted window.



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



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

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

### **OUTSIDE**

**TO THE FRONT** is a private garden mainly laid to lawn with mature shrub borders and dwarf brick wall surround with driveway providing off street parking for several cars which is partly covered and door into side access.

**TO THE REAR** is a private garden partly laid to lawn with patio area to rear of property and further area of raised decking to the rear of the garden, timber framed summerhouse with power, greenhouse and further timber storage shed with power currently set up as a bar.

**OUTBUILDING** brick built with power and light housing wall mounted gas central heating boiler.

**BOU0920124**            **EPC BAND: C**

**COUNCIL TAX BAND: D**

**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 5LL** following Waborne Road from the Blind Lane entrance 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.

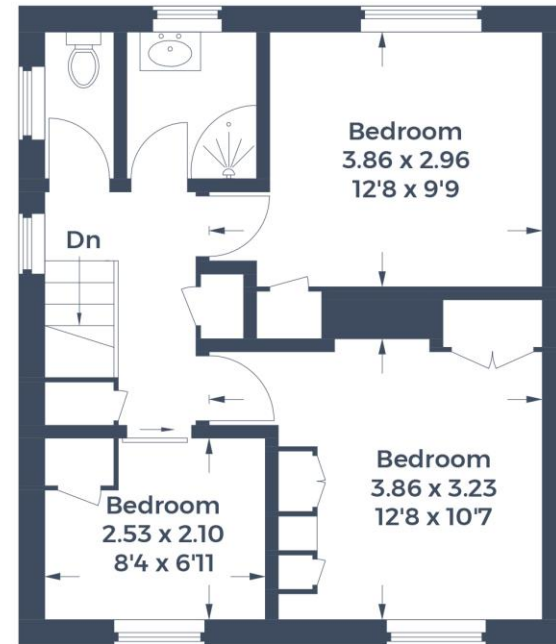




Approximate Gross Internal Area  
Ground Floor = 53.8 sq m / 579 sq ft  
First Floor = 39.1 sq m / 421 sq ft  
Shed = 3.6 sq m / 39 sq ft  
Total = 96.5 sq m / 1,039 sq ft



**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.