

UFTON COURTYARD, BOURNE END
PRICE: £575,000 FREEHOLD

ANDREW MILSOM

HOLLY LODGE
5 UFTON COURTYARD
NEW ROAD
BOURNE END
BUCKS SL8 5DA

PRICE: £575,000 FREEHOLD

Situated in a private cul-de-sac setting within a quarter of a mile of Bourne End village centre and close to open countryside, a much improved two bedroom detached bungalow with detached garage and level front and rear gardens.

FRONT AND REAR GARDENS

TWO BEDROOMS & SHOWER ROOM

ENTRANCE HALL

SPACIOUS LIVING/DINING ROOM

REFITTED KITCHEN

DOUBLE GLAZING

GAS CENTRAL HEATING TO RADIATORS

DETACHED GARAGE & DRIVEWAY

NO ONWARD CHAIN

TO BE SOLD A much improved two bedroom detached bungalow in quiet cul-de-sac setting within a quarter of a mile of Bourne End village centre. The accommodation includes an extended living/dining room with study area & garden access, modern fitted kitchen with some appliances, a walk in modern shower room and two bedrooms. There is driveway parking in front of a detached garage & the bungalow features modern gas central heating, double glazing and an air filtration system. Immediate possession is available.

Bourne End village centre provides a wide range of amenities for day to day needs, good schooling and a picturesque stretch of the River Thames. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station. The accommodation comprises:

COVERED ENTRANCE PORCH With double glazed front door to:

ENTRANCE HALL with access to loft space, cloaks/storage cupboard.

LIVING/DINING ROOM A dual aspect room with double doors to garden and wooden partition and sliding door to study area.



STUDY AREA with aspect to rear.

FITTED KITCHEN Fitted with a matching range of modern white base and eye level units, ample work surfaces with single drainer one and a half bowl sink unit with mixer tap, built in induction hob with extractor canopy over and electric oven below, built in fridge/freezer, space and plumbing for washing machine and dishwasher, contemporary tall radiator, tiled floor, window to front.



BEDROOM ONE A rear aspect double bedroom with fitted wardrobe cupboards.



BEDROOM TWO a front aspect bedroom with double glazed window, built-in wardrobe, cupboards, radiator.

SHOWER ROOM with modern white suite comprising tile and glazed walk in overhead shower unit, vanity wash hand basin, low level w.c., frosted window, heated towel rail, tiled floor.



OUTSIDE

To the **FRONT** of the property is a lawned area of garden with picket fence surround, raised flower border and gated side access to rear.





The **REAR** Garden is laid to level lawn with paved patio and raised bed with wall below. A side driveway provides off road parking for 2/3 cars and leads to a

DETACHED GARAGE

EPC BAND D **COUNCIL TAX BAND E**

REF BOU313

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, take the second turning left into New Road and continue up the hill and just as you enter the unmade up part of New Road, turn left into Ufton Courtyard. Pass the flats on the left and Holly Lodge is the first bungalow on the right hand side.

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 and furnishings.

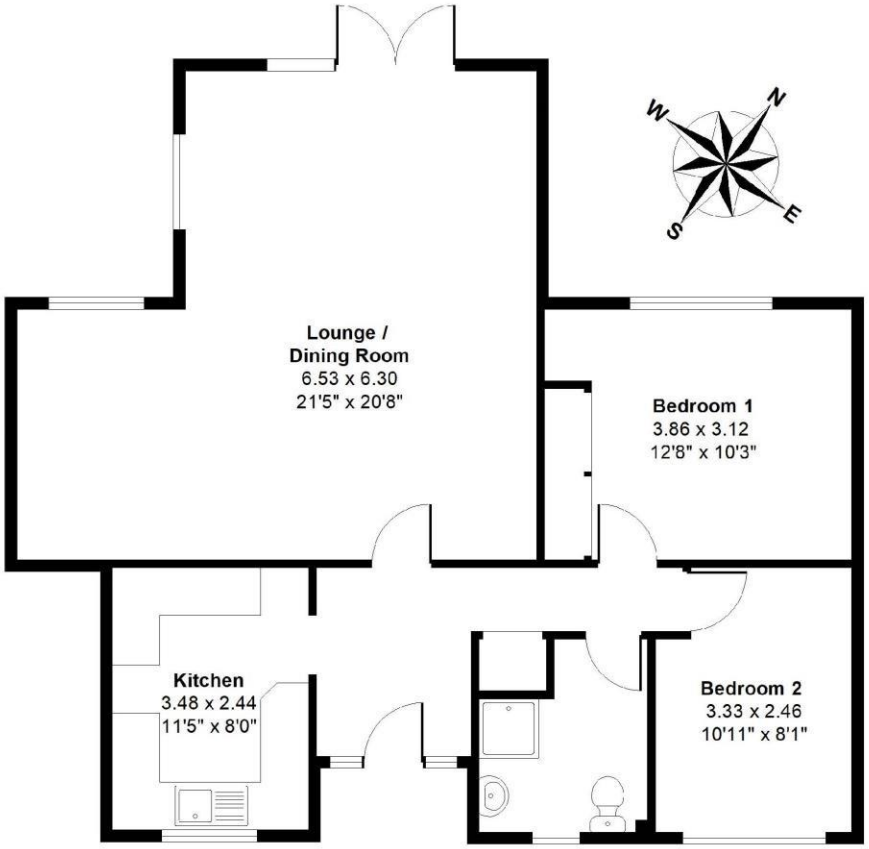
MONEY LAUNDERING REGULATIONS

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.



NOT TO SCALE

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Approximate Floor Area

79.23 sq m - 853 sq ft

(Gross Internal)