

Recreation Cottage Recreation Road, Bourne End

£525,000

Robertsons

Recreation Cottage Recreation Road

Bourne End

An attractive detached home built in 2006 in this quiet private road close to the village centre and leading to a recreational space. Walking distance to the River Thames, train links into London (GWR and Elizabeth Line) and countryside walks. Entrance hall, Kitchen, Sitting room, Conservatory/Dining room, Two bedrooms, Shower room, Gas central heating (under floor heating on the ground floor), Double glazing, Courtyard garden, Off street parking for two cars. NO CHAIN.

Council Tax band: D

Tenure: Freehold



Entrance hall
Built in shelved storage cupboard

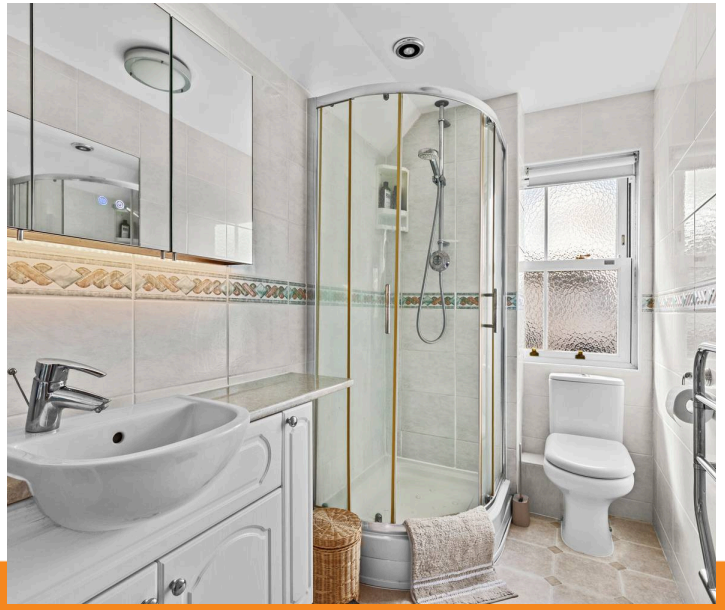
Kitchen
Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in AEG oven, built in microwave, fitted four ring AEG hob with extractor over, built in fridge/freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, tiled splash back, down lighters, window to front











Sitting room
Stairs to first floor, two wall light points, dimmer switch, double doors to Conservatory

Conservatory/Dining room
Door to garden

First floor

Landing
Access to eaves storage cupboards, velux window to side, airing cupboard housing Vaillant gas fired central heating boiler and shelved storage

Bedroom 1
Built in wardrobes and shelved storage cupboard, radiator, two velux windows to side, window to rear

Bedroom 2
Built in wardrobe, radiator, velux window to side, window to front

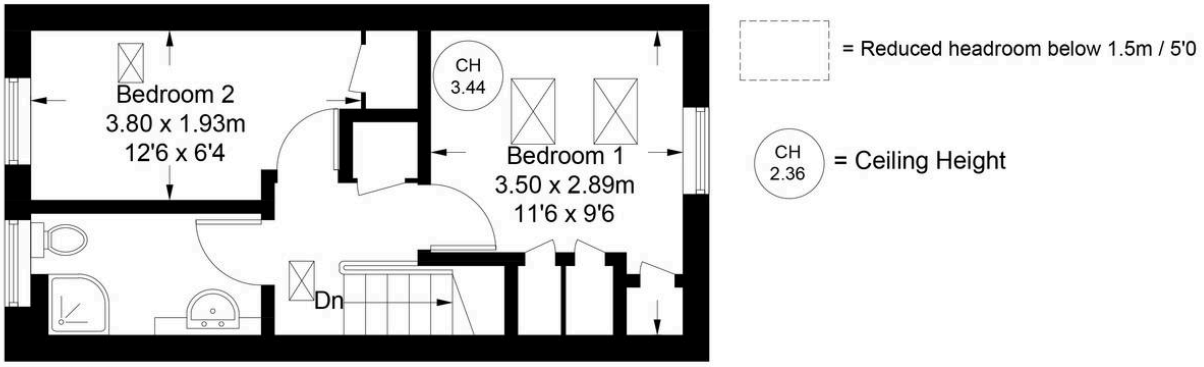
Shower room
Corner shower cubicle housing Aqualisa shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, fitted mirrored cupboard, Dimplex heater, tiled walls, heated towel rail, down lighter, window to front

Front garden/Parking
A gravelled driveway provides parking for two cars

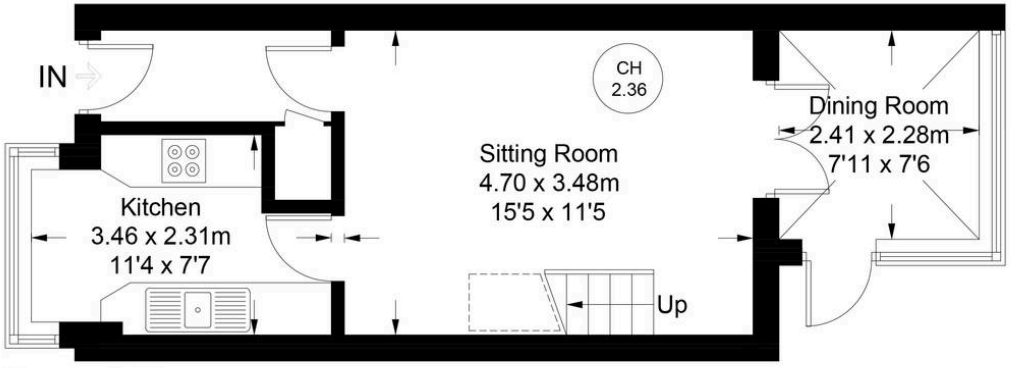
Rear garden
A small and very private courtyard garden which is enclosed by panelled fencing with gated side access

Approximate Gross Internal Area
Ground Floor = 34.1 sq m / 367 sq ft
First Floor = 26.3 sq m / 283 sq ft
Total = 60.4 sq m / 650 sq ft





First Floor



Ground Floor

Floor Plan produced for Robertsons by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk/

Robertsons