



19 WABORNE ROAD, BOURNE END, BUCKS, SL8 5LL

Winkworth

**19 WABORNE ROAD, BOURNE END,
BUCKINGHAMSHIRE, SL8 5LL**

**AN EXTENDED FOUR BEDROOM HOME WITH
FLEXIBLE LIVING ACCOMMODATION SET
ALONG A PEACEFUL RESIDENTIAL ROAD IN
BOURNE END**

- 17ft reception room
- 19ft kitchen breakfast room
- 4 bedrooms
- 2 bathrooms (one en-suite)
- Enclosed low maintenance garden
- Easy access to local amenities
- EPC D

This well-presented semi-detached home is ideal for those wanting spacious, flexible living accommodation with easy access to local amenities, schools and train station in the popular village of Bourne End.

Inside, a reception hall benefits from under stairs and cupboard storage and leads through to all rooms on ground floor level. To the left, the living room has a lovely aspect over a small green and includes a feature fireplace. To the rear, the spacious kitchen breakfast room has been fitted with a good range of wall and base units complemented by integrated appliances and opens into the bright conservatory with direct access out to the paved rear garden. The master bedroom benefits from both underfloor heating and an en-suite bathroom. Upstairs are three further bedrooms which share the well-presented family bathroom. A large, boarded loft with Velux windows, power and light provides both storage and further potential for conversion (subject to relevant planning permissions).

To the front of the property there is hard standing with potential to create off-street parking (see Bucks council for drop kerb permissions). The rear paved rear garden is fully enclosed with space for a garden shed.



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LOCATION

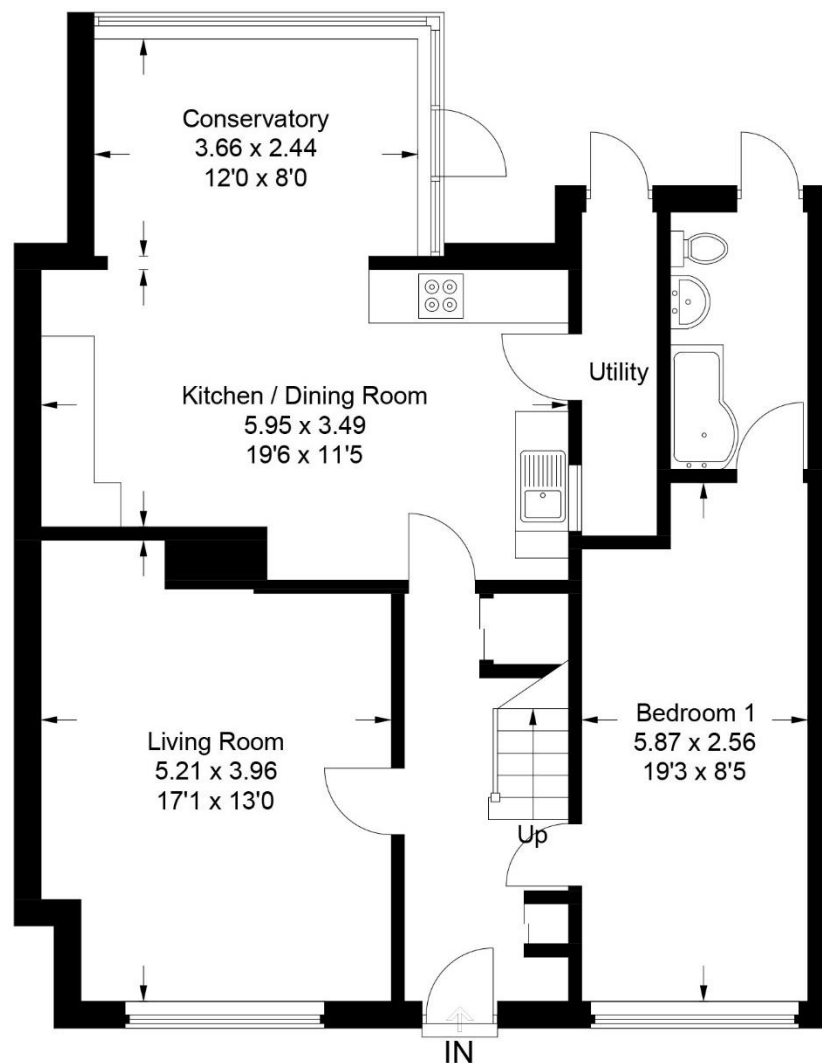
Set along a residential road in Bourne End, the location is both peaceful and private. It is approximately ½ mile to the centre of this residential village which offers a wide range of local amenities including a bank, restaurants, post office, two supermarkets and other local shops. Bourne End train station at approx ½ mile away provides access into London Paddington (via Maidenhead). The main towns of Marlow, Beaconsfield and High Wycombe are all within a 4-5 mile distance.

SCHOOLS

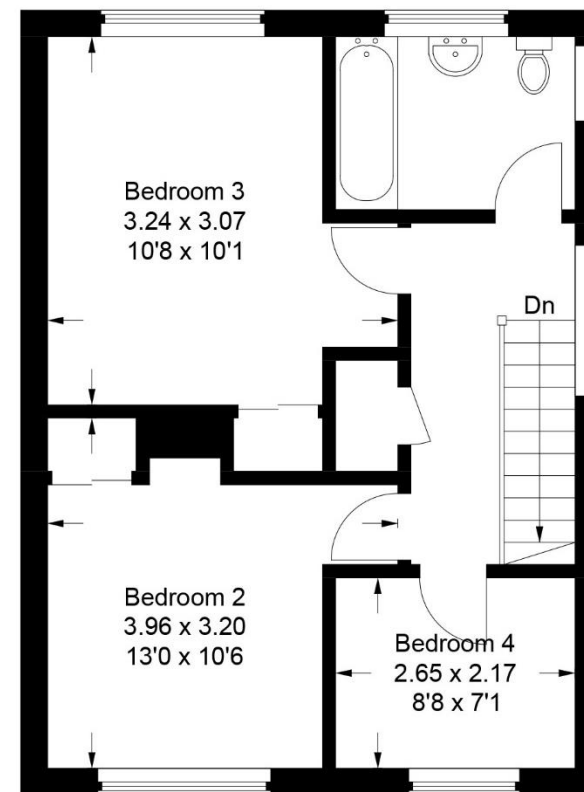
Buckinghamshire is renowned for its excellence in schooling with the selective grammar school system especially highly regarded. Several schools are close at hand including Bourne End Academy (secondary) at 0.2 miles and Claytons Primary School at 0.6 miles.

GUIDE PRICE £495,000





Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 72 sq m / 775 sq ft
First Floor = 50.5 sq m / 544 sq ft
Total = 122.6 sq m / 1,319 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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