**9 ANDREWS REACH
BOURNE END
BUCKS SL8 5GA**

ANDREW MILSOM

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PRICE: £900,000 LEASEHOLD

Forming part of this popular gated development, a superbly appointed and extremely spacious split level home with stunning views over a picturesque stretch of the River Thames and National Trust land beyond.

WELL KEPT COMMUNAL GARDENS
•
MAIN BEDROOM WITH COVERED BALCONY AND CATHEDRAL STYLE WINDOW
•
ENSUITE BATHROOM WITH SEPARATE SHOWER
•
TWO FURTHER DOUBLE BEDROOMS
FAMILY BATHROOM
ENTRANCE HALL
SPACIOUS LIVING/DINING ROOM
KITCHEN WITH BUILT IN APPLIANCES
LANDING/STUDY AREA
DOUBLE GLAZING
GAS CENTRAL HEATING TO RADIATORS
RESIDENTS PARKING • GARAGE
TRULY STUNNING VIEWS

TO BE SOLD: Built in 1998 by Shanly Homes, a rarely available split level well appointed home set within well maintained communal gardens with resident's mooring and a truly stunning view over the River Thames. This lovely home benefits from good sized and adaptable living accommodation which includes an impressive main bedroom with cathedral style window and covered balcony, two further double bedrooms, spacious living/dining room with further balcony, double glazing throughout, gas central heating to radiators, residents parking and a nearby garage.

The accommodation comprises:
Part glazed front door to:

ENTRANCE HALL: With stairs to first floor.

HALLWAY: With stairs to second floor, storage cupboard under and glazed doors to:

LIVING/DINING ROOM: 20'1 x 16'9 (6.14m x 5.12m) A rear aspect room with double glazed windows and doors to balcony, storage cupboard, radiator, television aerial point. Door to:

KITCHEN: 18'3 x 7'6 (5.57m x 2.31m) Fitted with a range of Shaker style floor and wall units, wood trim work surfaces, stainless steel gas hob with matching stainless steel splashback, tall cupboard housing electric oven and grill, integrated fridge/freezer, dishwasher and washing machine, laminated wood flooring, space for breakfast table, rear aspect double glazed window, concealed central heating boiler.

BEDROOM TWO: 13'4 x 12'10 (4.08m x 3.93m) A front aspect room with double glazed window, built in wardrobe, radiator.

BEDROOM THREE: 11'0 x 9'6 (3.36m x 2.92m) A front aspect room with double glazed window, built in cupboard, radiator.

BATHROOM: White suite comprising tile enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., radiator.

SECOND FLOOR

LANDING: 14'11 max x 10'4 (4.56m x 3.15m) With useful **STUDY AREA**, radiator, airing cupboard.

MAIN BEDROOM: 26'9 x 19'7 max (8.16m x 5.98m) A rear aspect room with cathedral style full height double glazed window and doors to covered and paved balcony where the superb views can really be appreciated, 'his and hers' wardrobes, eaves storage. Door to:

OUTSIDE

ENSUITE BATHROOM: White suite comprising tile enclosed bath, 'his and hers' wash hand basins, low level w.c., bidet, double size tile and glazed shower cubicle, double glazed frosted window, radiator.

There are well kept and predominantly lawned communal gardens interspersed with well stocked flower and shrub borders which lead down to the river's edge where there are **RESIDENT'S 25FT MOORINGS.**

GARAGE: Nearby with up and over door, light and power and **RESIDENT'S PARKING.**

TENURE: Leasehold. 125 years from 1998.
SERVICE CHARGE: £900 per half year.
GROUND RENT: £300per annum
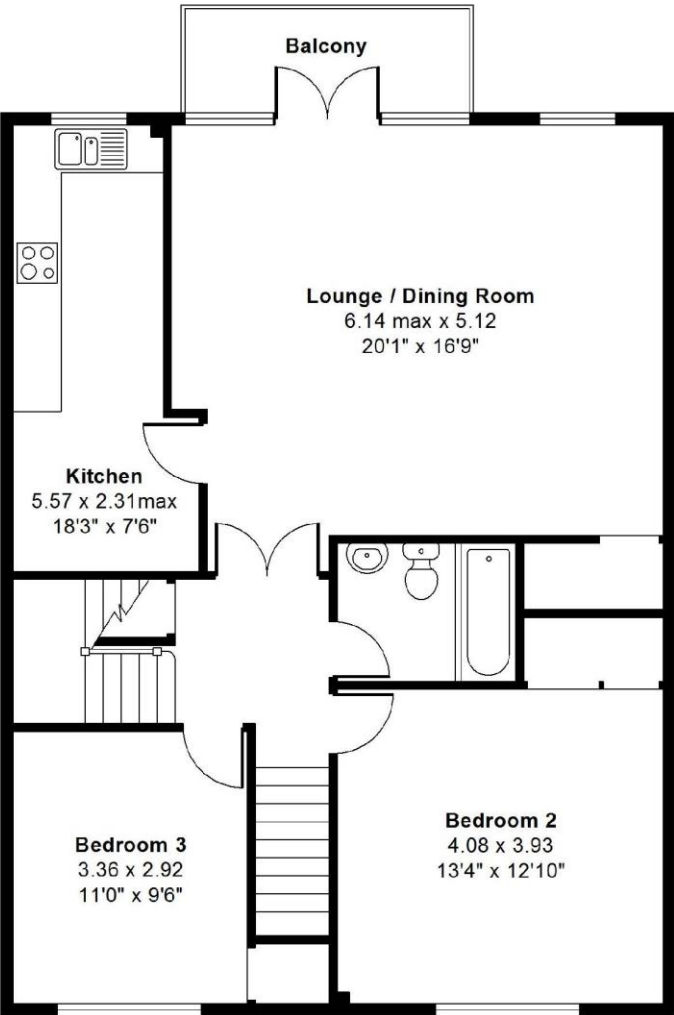
EPC BAND: C   **REF: BO2435**

DIRECTIONS: From our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. This road continues into Hedsor Road and just before the s-bend turn right into Andrews Reach where the is secure gated access into the development.

For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. 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.
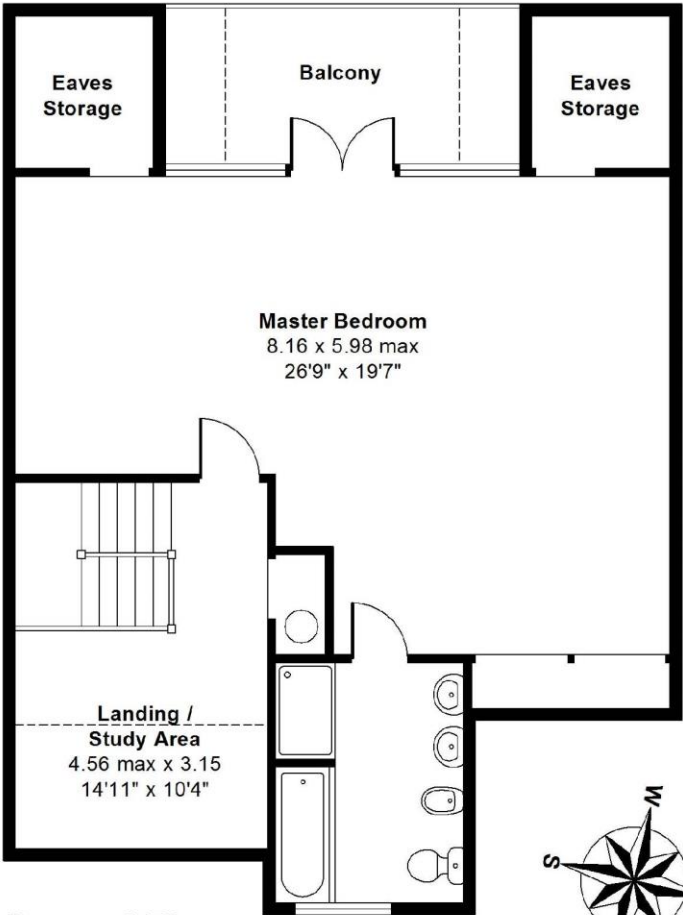
For an appointment to view please call
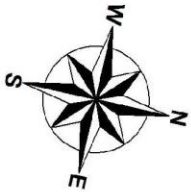**Andrew Milsom Bourne End**
01628 522666

NOT TO SCALE

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Balcony

Lounge / Dining Room
6.14 max x 5.12
20'1" x 16'9"

Kitchen
5.57 x 2.31max
18'3" x 7'6"

Bedroom 3
3.36 x 2.92
11'0" x 9'6"

Bedroom 2
4.08 x 3.93
13'4" x 12'10"

First Floor

Eaves Storage

Balcony

Eaves Storage

Master Bedroom
8.16 x 5.98 max
26'9" x 19'7"

Landing /
Study Area
4.56 max x 3.15
14'11" x 10'4"

Second Floor

Approximate Floor Area
161.82 sq m - 1742 sq ft
(Gross Internal)