



21 Southbourne Drive
Bourne End

£750,000



Robertsons

21 Southbourne Drive

Bourne End

Buckinghamshire

SL8 5RY

An extended and well maintained detached family home situated within a couple of minutes walk of shops, restaurants and the village amenities. The property is approximately a five minute level walk of Bourne End station which connects with Maidenhead, London Paddington and Reading. Entrance hall, Cloakroom, Kitchen/Breakfast room, Sitting room, Dining room, Conservatory, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Double length garage, Ample parking, Gardens. NO CHAIN.

Entrance hall

Stairs to first floor with under stairs storage cupboard with meters and fuses, radiator, wall thermostat

Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboard under, radiator, tiled flooring, window to front

Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating twin bowl sink unit with mixer tap, waste disposal unit and filter tap, space for range oven, space for American style fridge freezer, cupboard with space and plumbing for washing machine and space for dryer, under floor heating, radiator, down lighters, built in dish washer, part tiled walls, tiled flooring, wooden worktops, two windows to side, window to rear, door to side garden

Sitting room

Fireplace with cast iron wood burner, TV point, radiator, three light points, opening to dining room

Dining room

Radiator, hatch to kitchen, window to rear, sliding doors to conservatory

Conservatory

Radiator, two doors to garden

First floor

Landing
Access to loft space with pull down ladder, shelved storage cupboard

Bedroom 1

Radiator, window to front

En suite shower room

Double shower cubicle housing Mira shower unit, low level W.C., wash hand basin with mixer tap and cupboards, under, radiator, shelved storage cupboard, two wall light points, heated mirror, heated towel rail, down lighters, under floor heating, window to front

Bedroom 2

Radiator, window to rear

Bedroom 3

Radiator, window to rear and side

Bedroom 4

Radiator, built in wardrobe and shelved cupboard, window to front

Bathroom

White suite comprising panelled bath with mixer tap and Hansgrohe shower over, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, three wall light points, heated towel rail, heated mirror, window to rear

Front garden/Parking

Two separate driveways either side of the house provide ample off road parking. The remainder is laid to lawn.

Garage

With double doors, light and power, door to garden, window to rear

Rear garden

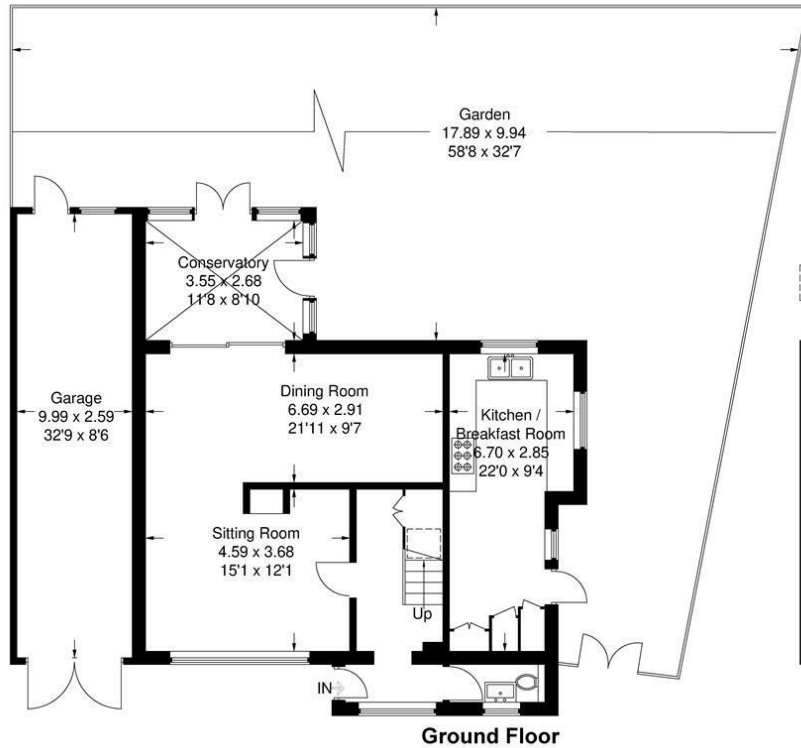
A private south east facing garden. An area of patio leads to the remainder of the garden which is laid to lawn with flower and shrub borders. All is enclosed in panelled fencing and extends to 32' x 58' (max.)



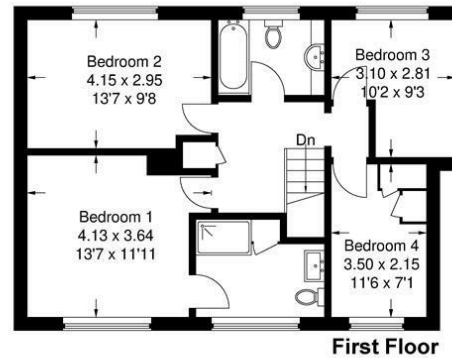


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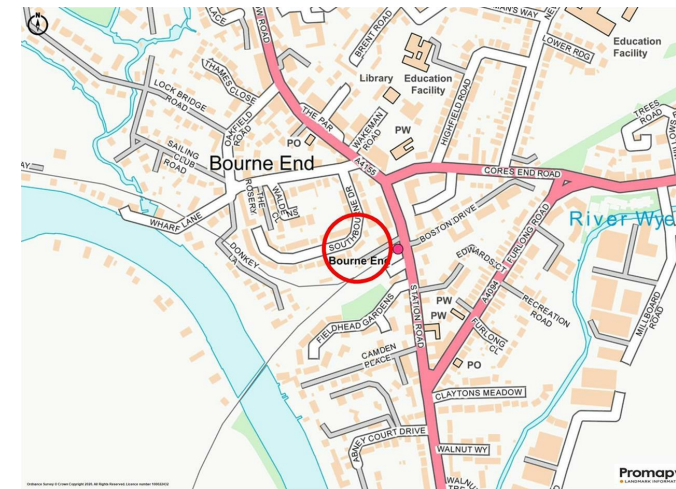
Approximate Gross Internal Area
 Ground Floor = 78.7 sq m / 847 sq ft
 First Floor = 62.3 sq m / 671 sq ft
 Garage = 26.0 sq m / 280 sq ft
 Total = 167.0 sq m / 1,798 sq ft



= Reduced headroom below 1.5m / 5'0"



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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