



# A spacious two bedroom bungalow

14 New Road, Bourne End, Buckinghamshire, SL8 5BH

Freehold





A spacious two bedroom bungalow • A rare opportunity

- Well proportioned accommodation throughout
- A popular location within close proximity of Bourne End station • Large private and enclosed rear garden
- Driveway parking and garage

### Introduction

A spacious two bedroom bungalow with private rear garden and within close proximity to Bourne End railway station and parade.

### Situation

Nestled on the edge of the Chilterns, Bourne End is a thriving village situated on the banks of the River Thames, popular with London commuters, young families and mature residents alike.

New Road is a popular location within close proximity of Bourne End village which provides for everyday needs, with a station to London via Maidenhead. The nearby towns of Beaconsfield and Marlow town offer wider facilities, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the towns offering destinations for any occasion.

Just outside the village the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

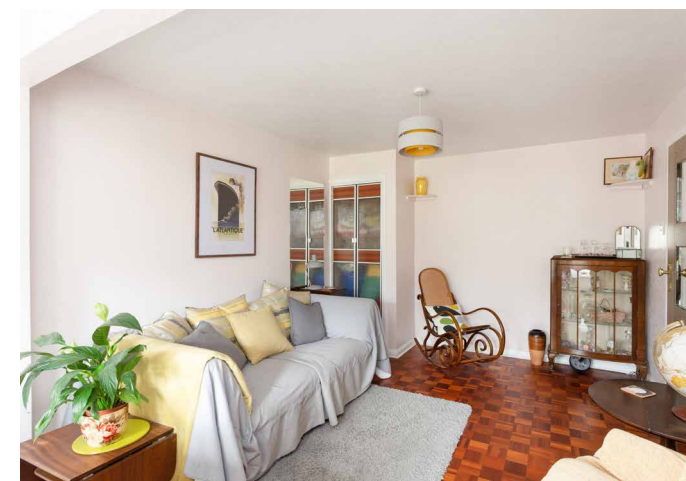
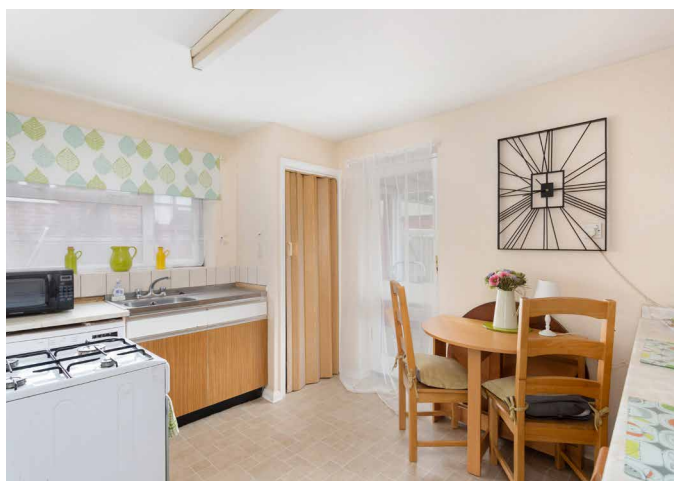
For commuters, Bourne End station provides a superb link to Maidenhead, with London Paddington accessible from Bourne End platform in as little as 40 minutes. Beaconsfield also has an excellent station giving access to London Marylebone in just 23 minutes. Maidenhead (11 mins from Bourne End station) will soon benefit from the new Crossrail services, providing a new superb link to The City and Canary Wharf from 2020 (expected).

### Accommodation

The front door is neatly positioned at the side of the property and opens up into a central hallway. Both bedrooms are front facing with large bay windows, parquet flooring and master with built in wardrobes.

The kitchen to the rear is spacious with some built in units and storage solutions with direct access to the rear garden. The main reception room features parquet flooring and a large window overlooking the rear garden. There is a family bathroom of neutral design.

The front garden is mainly laid to lawn with driveway parking for several cars and a detached garage.







The rear garden is well proportioned and offers much privacy while benefitting from a patio area and large lawned area.

#### **Directions**

From Bourne End railway station head north towards the parade on the A4155. At the roundabout turn right onto Cores End road and take the second left onto New Road where the property can be found after a short distance on the right hand side.

#### **Local Authority**

Wycombe Council - Band E

#### **Tenure**

Freehold with vacant possession.

#### **Services**

All mains services.

#### **Energy Performance Certificate**

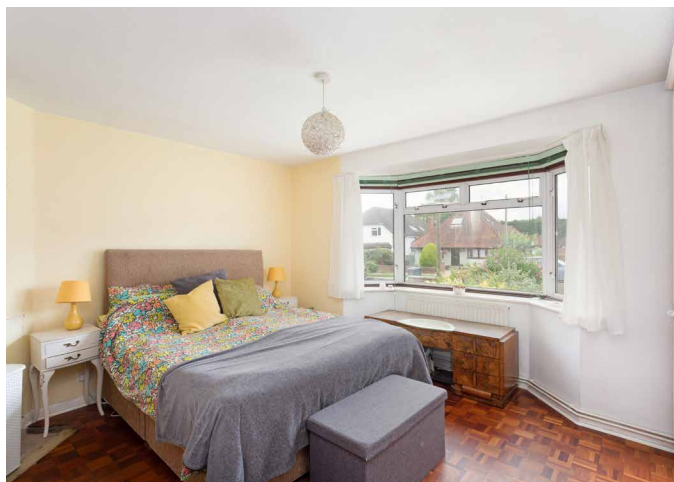
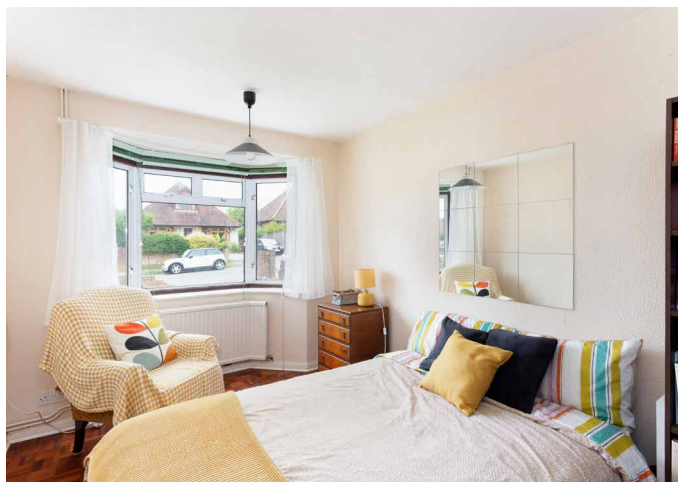
A full copy of the Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.

#### **Postcode**

SL8 5BH



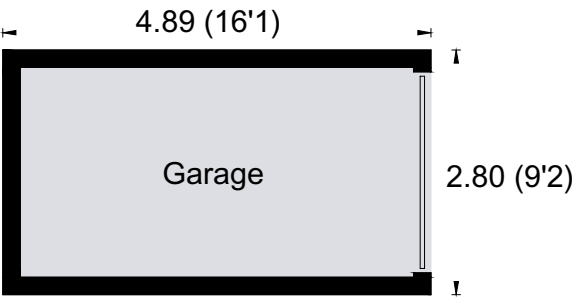
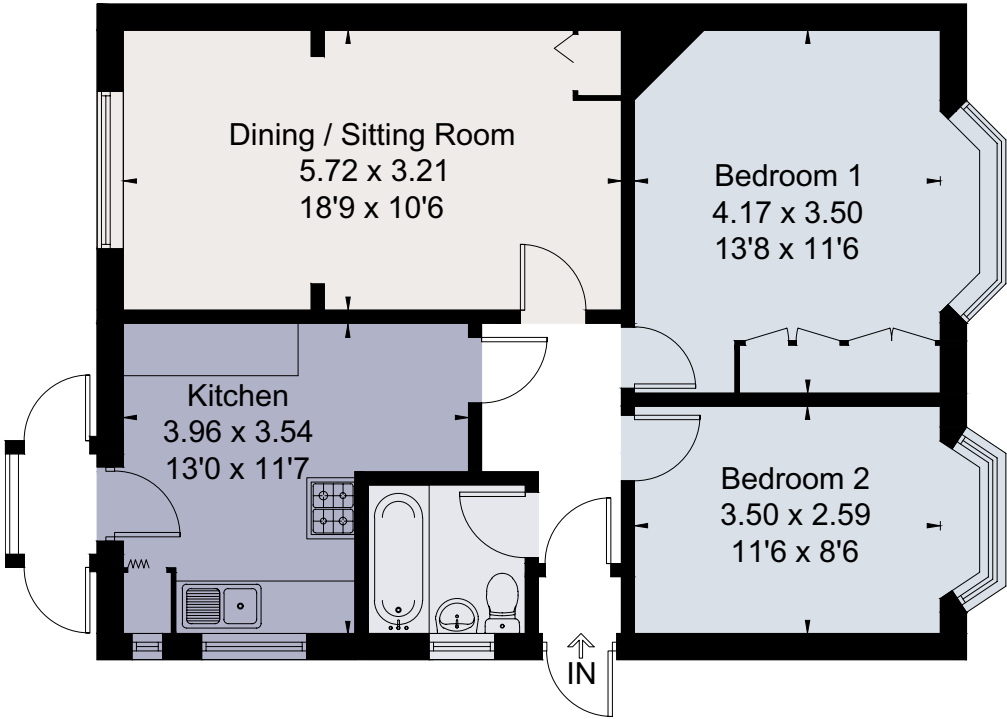
**14 New Road, Bourne End, Buckinghamshire, SL8 5BH**  
**Approximate Area** 68.4 sq m / 736 sq ft  
**Garage** 10.8 sq m / 116 sq ft  
**Total** 79.2 sq m / 852 sq ft  
**Including Limited Use Area** (1.0 sq m / 11 sq ft)



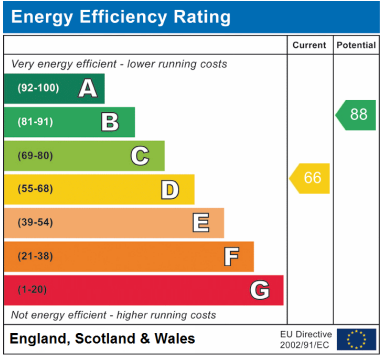
savills

savills.co.uk

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(Not Shown In Actual  
Location / Orientation)



For identification only. Not to scale. © 190822RM

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