



**BB**

bonners & babingtons

Groves Close  
Bourne End

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Bourne End  
Buckinghamshire  
SL8 5JP

- 
- Tenure: Freehold
  - Price: OIEO £450,000
  - Council Tax Band: E
  - Local Authority: WDC
  - EPC Rating: D



Tucked away in a secluded cul-de-sac location this delightful three bedroom end terrace home benefits from off street parking, en suite to master bedroom and gardens backing on to the river Wye. On entering the property you are greeted by a hallway providing access to cloakroom and door through to living room. The living room is light and airy with a storage cupboard, stairs to first floor and glazed double doors through to the kitchen diner. On entering the kitchen diner there are an array of storage cupboards with work surfaces over and doors to rear garden.

As we go upstairs there is an open and light landing offering access to all the bedrooms and family bathroom. The master bedroom is at the front on the property and has an en suite shower room, there are two further bedrooms at the rear with views over the rear garden. The family bathroom has been refitted to offer a full suite with bath, sink and low level wc.

To the outside there is a delightful rear garden with patio area, shed and a seating area at the bottom of the garden looking out over the river Wye. To the front of the property there is parking for two vehicles.

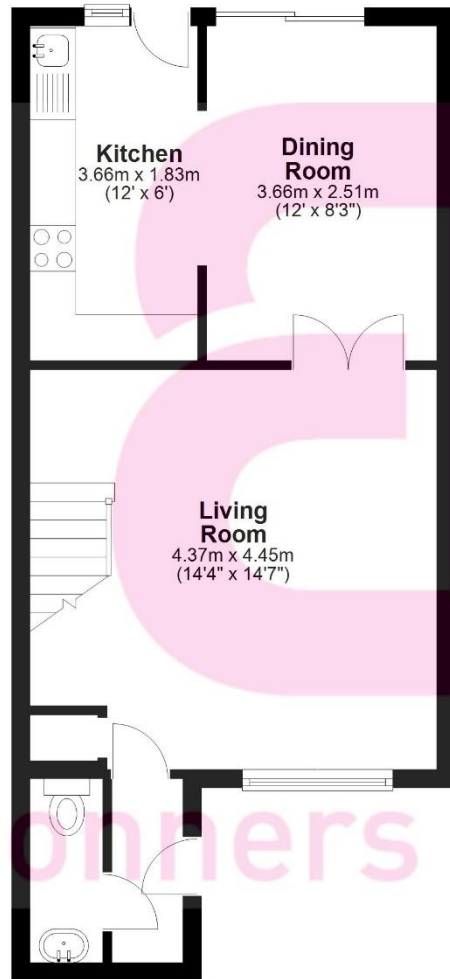
Bourne End sits on the River Thames on the Bucks/Berkshire border. The village boasts a vibrant Parade of shops, coffee shops and restaurants, a sizeable Marina, two sports grounds and a long established Sailing Club. For schooling Bourne End is served by its own primary school and the Bourne End Academy. Transport links are excellent with its own railway station connecting to Maidenhead station with regular services to Paddington London and the M4 (J8/9) and M40 (J4) motorways within easy reach.

**BONNERS & BABINGTONS offer - Situated in a SECLUDED CUL-DE-SAC LOCATION a SHORT WALK to Bourne End High Street and train station this three bedroom end terrace property is an ideal first time or second stepper purchase.**



## Ground Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 77.1 sq. metres (829.5 sq. feet)

This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.



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### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170