
bonners & babingtons
Willows Road
Bourne End

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Bourne End
Buckinghamshire
Guide Price £595,000

A beautifully presented and thoughtfully modernised three-bedroom home, situated in a popular residential location in Bourne End, conveniently positioned for the village centre, train station and highly regarded local schools.

The property has been carefully updated throughout, offering well-proportioned accommodation and a practical layout ideally suited to modern family living.

The property offers a particularly spacious living room, which is a real feature of the home. With bi-fold doors opening directly onto the landscaped rear garden, it provides a fantastic reception space with a good outlook over the garden. The room leads through to the open-plan kitchen/dining area, which is fitted with a modern range of units and benefits from further double doors opening onto the patio.

The ground floor is further complemented by a useful downstairs cloakroom, a generous separate utility room and additional garage storage, providing plenty of practical space.

To the first floor are three well-proportioned double bedrooms, each benefiting from built-in storage and fitted air conditioning units. A small airing cupboard is conveniently located on the landing, alongside a modernised family bathroom.

Outside, the property benefits from a beautifully landscaped rear garden, featuring a generous patio area ideal for outdoor dining and entertaining, alongside a large lawned area. To the front, there is a substantial gravelled driveway providing off-road parking for several vehicles.

The boiler has recently been serviced, and a Homeowner Gas Safety Record is available. Previously approved planning permission (now lapsed) was granted for a first-floor extension above the garage, providing bedroom extension with en-suite facilities.



















Bourne End

Bourne End is a popular riverside village situated on the banks of the River Thames, on the Buckinghamshire and Berkshire border.

The village offers a vibrant selection of shops, coffee shops and restaurants, alongside a sizeable marina, two sports grounds and a long-established sailing club.

For schooling, the village is served by St Paul's C of E Combined School, which is highly regarded, while the property is also within catchment of a number of well-regarded secondary and grammar schools.

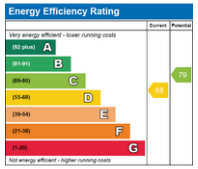
Transport links are excellent, with Bourne End railway station providing connections to Maidenhead, where regular services run into London Paddington via the Elizabeth line. The M4 (Junction 8/9) and M40 (Junction 4) motorways are also within easy reach.

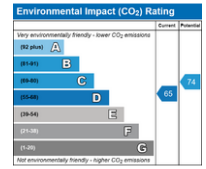
An excellent opportunity to acquire a stylish, modernised family home with generous outside space and ample parking, in a sought-after Bourne End location.

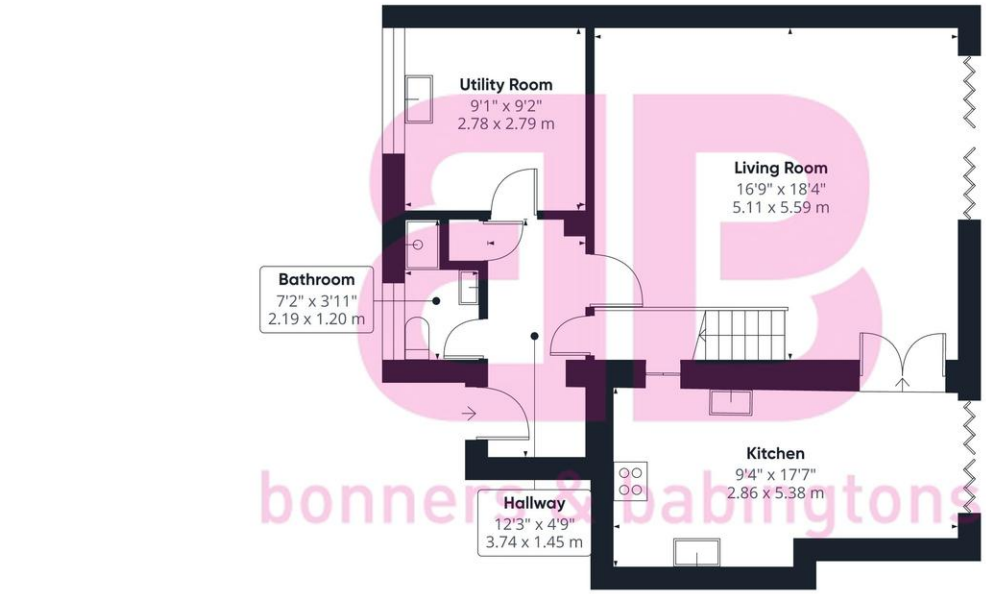
EPC Rating: D

Tenure: Freehold

Council Tax Band: E







Approximate total area(1)

1172 ft²

99.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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