

1 Avalon Road, Bourne End

£725,000

Robertsons

1 Avalon Road

Bourne End

A detached home situated in a highly sought-after residential area The property enjoys close proximity to local schools, shops, and transport links, making it an excellent choice for families and professionals alike. Entrance hall, Cloakroom, Study/Bedroom 3, Dining room, Sitting room, Kitchen, Two first floor double bedrooms, Family shower room, Further shower room, Gas central heating, Double glazing, 70' rear garden, Garage and parking for three cars. NO CHAIN.

Council Tax band: F Tenure: Freehold



Entrance hall
Wooden flooring, stairs to first floor

Cloakroom
Low level W.C., wash hand basin with cupboards under, down lighters, tiled flooring, window to side

Study/Bedrooom 3
Radiator, fitted desk, wooden flooring, down lighters, windows to front and side

Dining room
Radiator, wooden flooring, dimmer switch, windows to front and side, double doors to Sitting room

Sitting room
Fireplace with fitted gas coal effect fire, wooden flooring, two radiators, bay window to side, window to rear, door to garden

Kitchen

Fitted with a range of wall and base units incorporating sink unit with mixer tap and drainer, built in oven, fitted four ring Bosch gas hob with extractor over, space for fridge/freezer, space and plumbing for dishwasher, cupboard housing wall mounted Vaillant gas central heating boiler, worktops, down lighters, tiled flooring, two windows to rear, door to side











First floor

Landing
Wooden flooring, shelved storage cupboard, radiator, down lighters, cupboard with space and plumbing for washing machine, window to rear

Bedroom 1
With a range of built in wardrobes, radiator, down lighters, window to front and two windows to side

Bedroom 2
Fitted double wardrobe, walk in eaves storage cupboard, down lighters, window to side

Family Shower room
(Formerly a bedroom) Walk in double shower with rainfall shower, low level W.C., wash hand basin with mixer tap, bidet, heated towel rail, shaver point, tiled walls, down lighters, window to rear and side

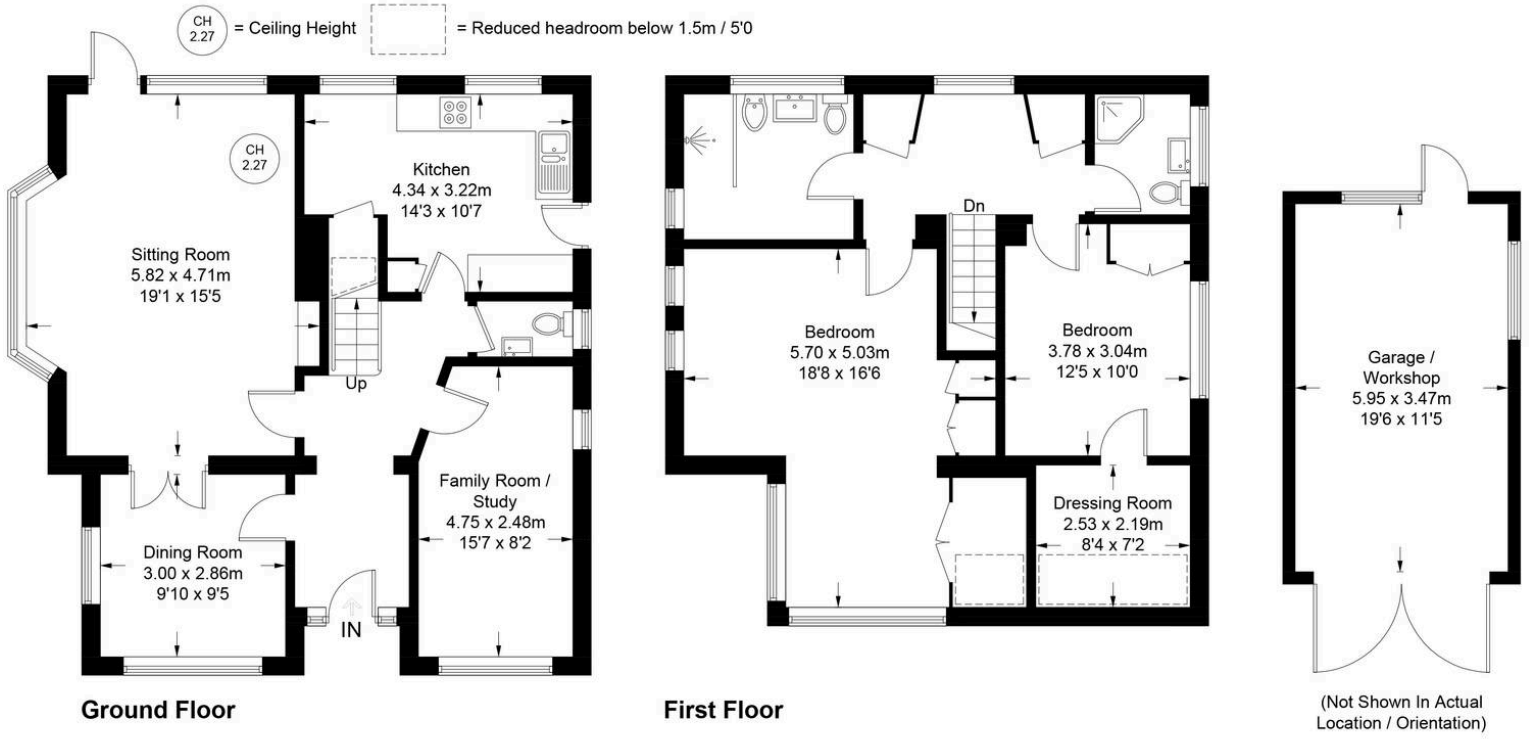
Shower room 2
Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail, shaver point, tiled walls, tiled flooring, down lighters, window to side

Front garden/Parking
A driveway provides parking for two cars at the front, with a further space in front of the garage to the rear of the property. The remainder is laid to lawn with flower and shrub borders

Rear garden
A paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is a greenhouse and all is enclosed by panelled fencing. The garden extends to 70'.

Garage
At the rear of the property with double wooden doors, light, windows to side and rear, door to garden

Approximate Gross Internal Area
Ground Floor = 73.3 sq m / 789 sq ft
First Floor = 64.0 sq m / 689 sq ft
Garage / Workshop = 20.5 sq m / 221 sq ft
Total = 157.8 sq m / 1699 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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