



HUNT & NASH

Est. 1938

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14 Oakfield Road, Bourne End Buckinghamshire SL8 5QN

SUMMARY

**BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE
IDEALLY LOCATED FOR THE VILLAGE CENTRE AND THE RIVER THAMES
FABULOUS BESPOKE KITCHEN/BREAKFAST ROOM: STUDY/PLAYROOM
SITTING ROOM WITH WOOD BURNER: LARGE CONSERVATORY: CLOAKROOM: UTILITY
EN SUITE SHOWER ROOM: FAMILY BATHROOM: DELIGHTFUL REAR GARDEN
AMPLE PARKING: DOUBLE CAR PORT: GARAGE POTENTIAL: EPC RATING D**



Description

This superbly presented three bedroom detached family house is located in a highly sought after location on the edge of The Abbotsbrook Estate between the village high street and The River Thames.

The property has been extended and remodelled over the years and now offers spacious accommodation, that is tastefully decorated throughout, allowing for plenty of flexibility. On the ground floor there is a large reception room with a wood burning stove at one end at the other an opening through to the conservatory. The former kitchen, at the front of the property, is now a second reception room currently used as a study but could also become a very suitable playroom/family room. An attractive wooden floor runs through the hallway and reception room.

A particular feature of this lovely property is the bespoke hand made kitchen that offers an ample range of cupboards and drawers below wooden work tops with a range of integrated appliances, a butler style sink and plenty of room for a breakfast table. The kitchen enjoys a rear aspect and opens into the large conservatory providing a lovely view of the rear garden.

On the first floor are three double bedrooms, all with fitted wardrobes, including a generous master bedroom with en suite shower room plus a family bathroom.

Outside

The property is set some way back from the road with a well maintained front garden and a gravelled driveway providing plenty of off road parking with a double width car port.

The rear garden is of a good length and is well stocked with a variety of mature shrubs and plants providing plenty of privacy plus a large paved patio with a delightful water feature. At the far end of the garden is a brick built garage that at present has no vehicular access but, subject to obtaining the necessary consent, this may be possible from Thames Close. We suggest that enquiries regarding this should be directed to the planning department at Wycombe District Council on 01494 461000.

Directions

From our offices in Bourne End head towards Marlow and at the end of The Parade take the first turning on the left into Oakfield Road where number 14 can be found on the right hand side on the corner with Thames Close

GUIDE PRICE . . . £850,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



GARAGE
APPROX. FLOOR
AREA 13.4 SQ.M.
(144 SQ. FT.)



TOTAL APPROX. FLOOR AREA 186.1 SQ.M. (2110 SQ. FT.)
All measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Plan produced for Hunt and Nash Estate Agents





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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