



HUNT & NASH

Est. 1938

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5 Cressington Place, Bourne End Buckinghamshire SL8 5SN

**THREE BEDROOM DETACHED FAMILY HOME
L-SHAPED RECEPTION ROOM: GARDEN ROOM: KITCHEN
CLOAKROOM: FAMILY BATHROOM
FABULOUS SOUTH FACING REAR GARDEN: QUIET CUL DE SAC
GARAGE & PARKING: NO ONWARD CHAIN
EPC RATING TBC**



Offered for sale with no onward chain, this three bedroom detached family home is located in a very popular quiet cul de sac, just a short level walk from the village centre. In need of updating throughout, this property offers a wonderful opportunity to create a stunning family home in one of South Buckinghamshire's popular Thameside villages.

The accommodation comprises of an L-shaped living room with a dining area and sitting area with gas fire. There are sliding doors to a wooden garden room and a serving hatch to the kitchen. The kitchen is fitted with a range of wall and base units with space for the usual appliances and a floor mounted gas boiler for the central heating and hot water. Completing the ground floor is a cloakroom.

On the first floor there are three double bedrooms with large windows allowing plenty of natural light and there is a family bathroom with a coloured suite.

A particular feature of this lovely home is the generous south facing rear garden that adjoins a small brook as it meanders through The Abbotsbrook Estate. The garden is laid mainly to lawn and is well stocked with a variety of perennial flowers and shrubs. To the front of the property is a smaller garden and a driveway leading to a single garage. There is access to the rear between the house and the garage.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

OFFERS INVITED - FREEHOLD

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

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk





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



ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

