



HUNT & NASH

Est. 1938

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1 Fairfield Close, Bourne End Buckinghamshire SL8 5PX

**DETACHED BUNGALOW: TWO DOUBLE BEDROOMS
SITTING ROOM: CONSERVATORY: KITCHEN
BATHROOM: DELIGHTFUL GARDENS: DETACHED GARAGE
PRIVATE LOCATION: AMPLE PARKING
QUIET CUL DE SAC: EPC RATING D**



Description

Built in 1975 and on the market for the first time since 1982 this charming two bedroom detached bungalow enjoys an enviable location in a small private cul de sac of just 4 homes, perfectly situated within a level walk of the village centre

The well planned accommodation comprises of two double bedrooms at the front of the property, a bathroom in the middle and a sitting room and kitchen at the rear. The sitting room has an attractive fireplace and sliding double glazed doors opening into a conservatory. The conservatory is heated for the winter and there is access to the rear garden. The kitchen would benefit from some updating but offers a range of matching wall and base units above and below fitted worktops with space for the usual appliances and there is a door to the rear garden.

The gardens are a lovely feature of this delightful property and are laid mainly to lawn with mature well stocked flower and shrub borders and a variety of shrubs. All round access is ideal for external maintenance and there is a driveway providing off road parking for three cars plus a single garage.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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.

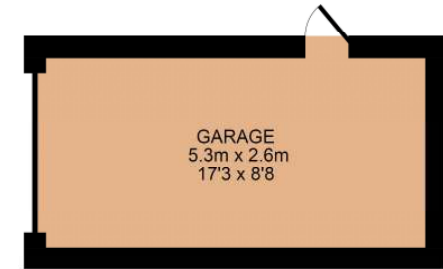
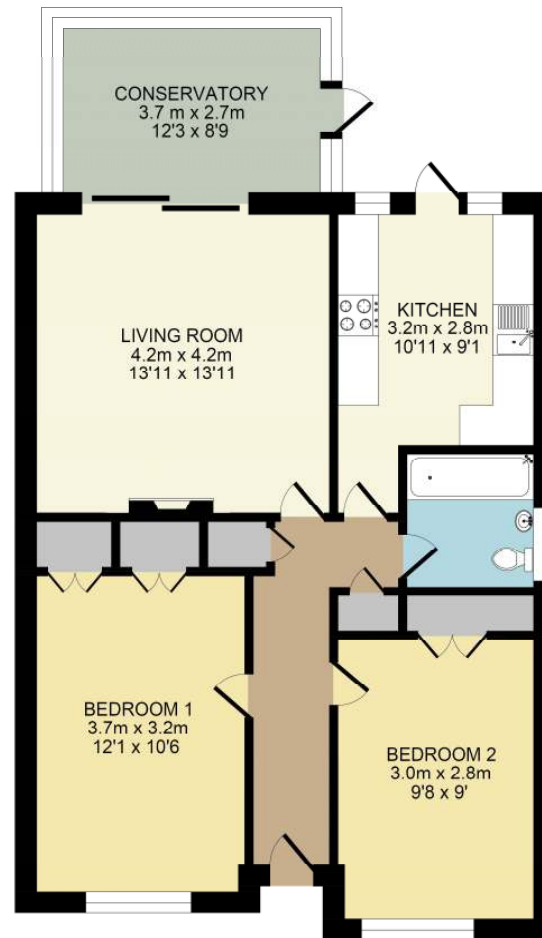
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £550,000 ... 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



TOTAL APPROX. FLOOR AREA 73.4 SQ.M. 790 SQ.M.
EXCL. GARAGE 13.8 SQ.M. (149 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. Not to scale.
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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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