



HUNT & NASH
Est. 1938 www.huntandnash.co.uk

8 Walnut Tree Close, Bourne End Buckinghamshire SL8 5DS

**TILED ENTRANCE HALL: SITTING ROOM WITH DOUBLE DOORS TO GARDEN
DINING ROOM: KITCHEN/BREAKFAST ROOM WITH GRANITE WORK TOPS: UTILITY
CLOAKROOM: MASTER SUITE WITH SHOWER ROOM AND AMPLE WARDROBES
THREE FURTHER BEDROOMS: STUDY AREA: FAMILY BATHROOM
GAS FIRED CENTRAL HEATING: DOUBLE GLAZING: GARAGE WITH ELECTRIC DOOR
60' GARDEN ADJOINING THE RIVER WYE: EPC RATING C**



An attractive four bedroom detached family home built about 8 years ago by Hamden Homes enjoying a delightful riverside setting in a quiet cul de sac close to the village centre and train station.

Under floor heating is available throughout the ground floor and the sitting room enjoys a stone fireplace and double doors leading to the rear garden. The kitchen is large enough for a breakfast table and benefits from having integrated appliances and granite work surfaces. A separate utility room also a door to the side of the property.

The first floor comprises of a master bedroom with fitted wardrobes and an en suite shower room. There are two further double bedrooms and a spacious family bathroom.

Stairs from the first floor landing rise to the second floor and provide for a useful study area before leading to the fourth double bedroom.

The rear garden extends to about 60' and is mainly lawn, adjoining the River Wye. The front of the property is block paved providing parking for three cars leading to an integral garage with an electric door. There is also a personnel door leading from the garage into the hall.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Beaconsfield High, Sir William Borlase's and Wycombe High School.

There are various sporting facilities and opportunities locally including golf at Stoke Park and Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

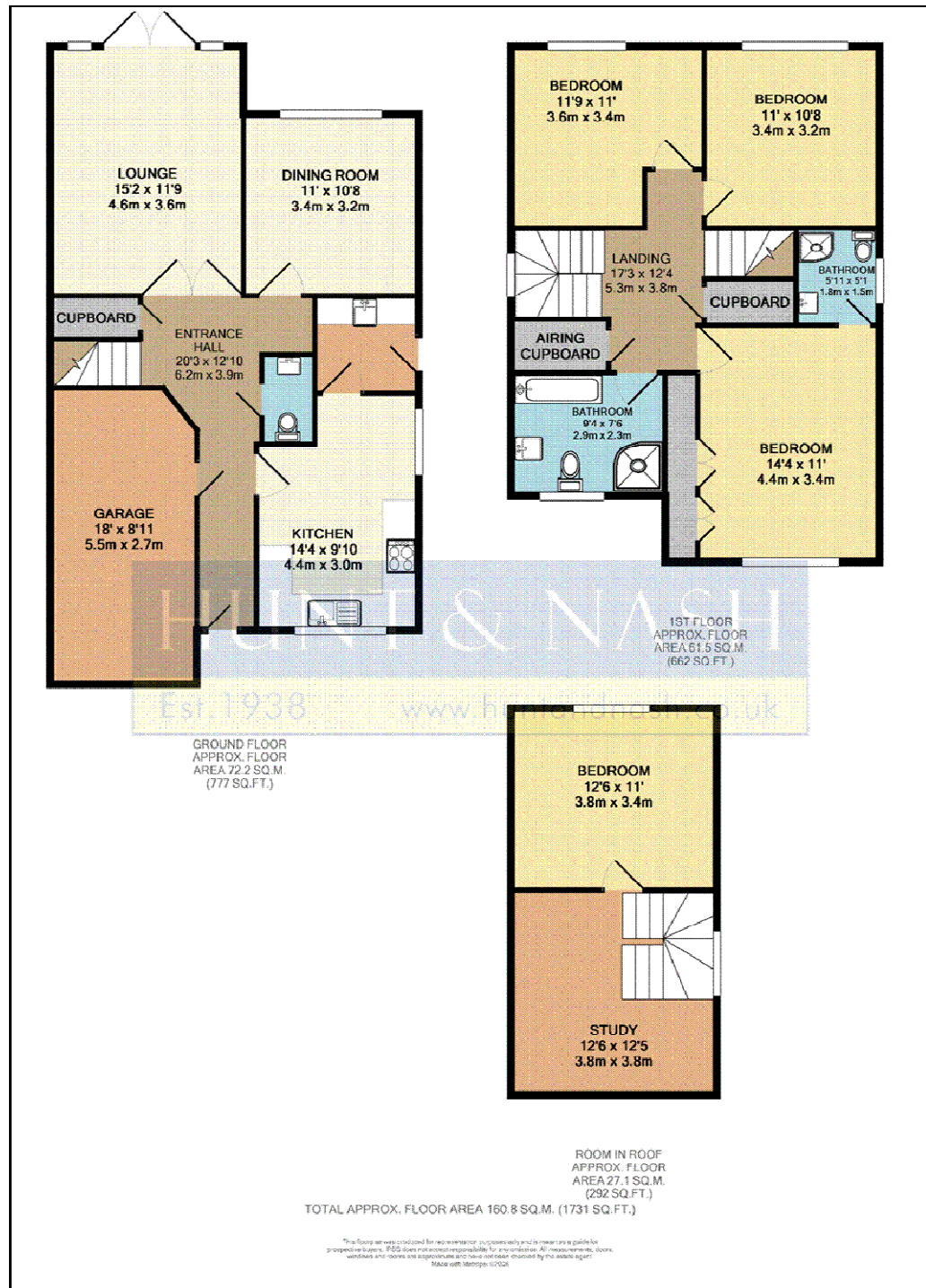
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £925,000 . . . FREEHOLD

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

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



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



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

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

