



HUNT & NASH

Est. 1938

[www.huntandnash.co.uk](http://www.huntandnash.co.uk)

# 37 Highfield Road, Bourne End Buckinghamshire SL8 5BE

**DETACHED BUNGALOW: THREE BEDROOMS: EN SUITE BATHROOM: SITTING ROOM  
WITH INGLENOOK FIREPLACE: DINING ROOM: FITTED KITCHEN: STUDY/BED 4  
BATHROOM GAS CENTRAL HEATING: DOUBLE GLAZING  
DELIGHTFUL PRIVATE GARDEN  
LARGE GARAGE: AMPLE PARKING: CLOSE TO VILLAGE CENTRE  
EPC RATING D**



## Description

A spacious split level three bedroom detached bungalow on a generous plot within a short walk of the village centre and all local amenities.

The well planned accommodation comprises of a lovely sitting room with an attractive inglenook style brick fireplace and patio doors to the rear garden. There is a separate dining room that opens onto the kitchen and there is a very useful study/ fourth bedroom. Throughout the sitting room is a stunning ancient oak wooden floor and also an oak floor in the dining room.

The three bedrooms are all double bedrooms and there are fitted wardrobes in two of them. The master bedroom enjoys the benefit of an en suite bathroom and the second bathroom is for the other two bedrooms.

The bungalow is generally well presented throughout offering flexible accommodation in a popular location.

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

## 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 . . . £599,950 . . . FREEHOLD

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

## Outside

To the front of the property is a block paved driveway behind a five bar gate providing ample off road parking for several cars leading to an attached oversized single garage with a workshop to the rear and access to the garden.

The rear garden is very well maintained and provides a great deal of privacy being laid mainly to lawn with mature flower and shrub borders and a block paved raised patio area adjacent to the rear of the property.

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, Sir William Borlase and Wycombe High School.

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.

Tel: 01628 522568

Viewing By Appointment

Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)





TOTAL APPROX FLOOR AREA 133.9 SQ M (1467 SQ FT.)  
 All measurements of floors, 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. Produced for Hutt 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

**HUNT & NASH**  
Est. 1938 [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



ESTATE AGENTS BLOCK MANAGEMENT  
RESIDENTIAL LETTINGS & MANAGEMENT

