



HUNT & NASH
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9a Waborne Road, Bourne End Buckinghamshire SL8 5LL



**NEWLY BUILT FAMILY HOME: THREE BEDROOMS: EN SUITE SHOWER ROOM
JACK 'N' JILL STYLE FAMILY BATHROOM: MODERN CONTEMPORARY DESIGN
STYLISH FITTINGS: FITTED & INTEGRATED KITCHEN: OPEN PLAN LIVING SPACE
PRIVATE GARDEN AND PATIO: OFF ROAD PARKING: POPULAR LOCATION
AVAILABLE NOW: EPC/SAP RATING TBC**

A rare opportunity to purchase this brand new end of terrace family home that provides well planned light and airy living accommodation and has been finished to a high specification with stylish fittings and modern contemporary design.

This property includes such features as a main bedroom with en suite shower room, 'Jack and Jill' family bathroom to bedroom two and a good size open plan living room with patio doors to the rear garden. The kitchen is fitted with a range of modern wall and base units with high end quality fittings and appliances. There is under floor heating to the whole of the ground floor and gas central heating to the first floor.

To the front of the property is a driveway providing off road parking and there is side access to the rear. The rear garden is mainly lawn and extends to around 60ft with a paved patio area and new panel fencing.

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

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

GUIDE PRICE . . . £499,950 . . . FREEHOLD

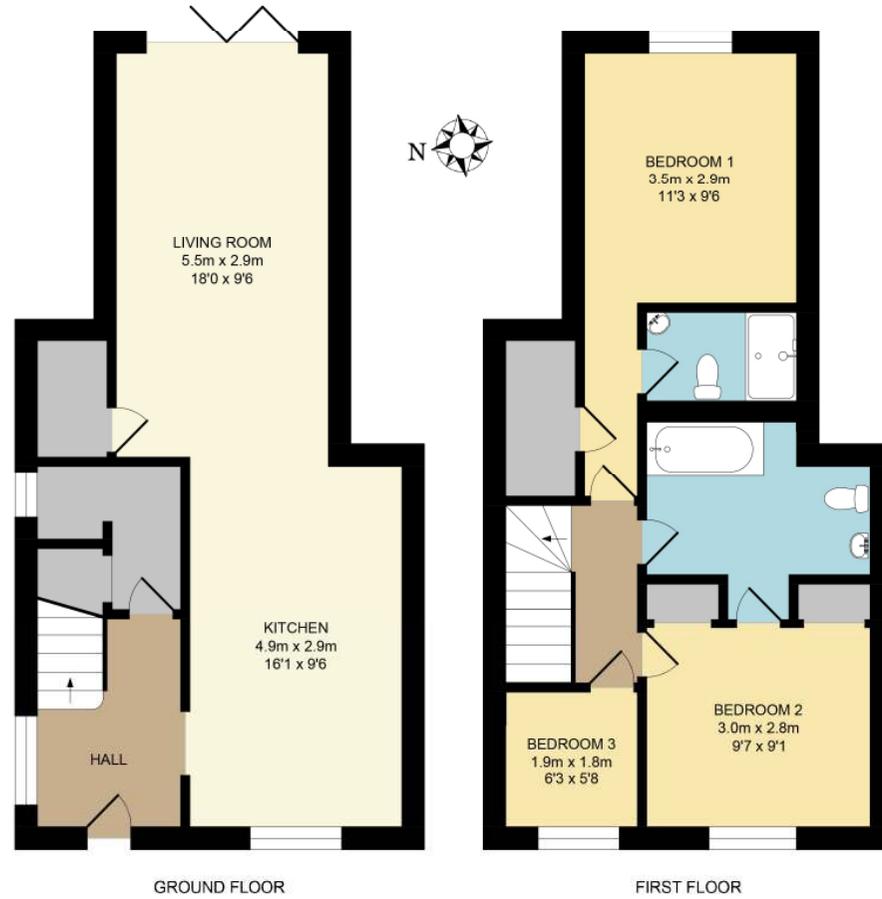
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

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



TOTAL APPROX. FLOOR AREA 84.48 SQ.M. (909 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. 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.

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