

HUNT & NASH

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2 Wendover Road, Bourne End Buckinghamshire SL8 5

**SUPERBLY APPOINTED FAMILY HOME: OPEN PLAN LIVING SPACE
MODERN FITTED KITCHEN: CLOAKROOM: THREE BEDROOMS
RE FITTED FAMILY BATHROOM: PRIVATE REAR GARDEN
DRIVEWAY & GARAGE: CLOSE TO CLAYTONS SCHOOL
NO ONWARD CHAIN
COUNCIL TAX BAND E: EPC RATING D**



Ideally located within a short level walk of Claytons Primary School, on a corner plot, is this superbly presented family home that is offered to the market with no onward chain.

The ground floor of the property has been remodelled to provide a spacious open plan living space taking full advantage of the aspect over the garden. There is a refitted open plan kitchen area with a range of matching wall and base units above and below complementing work tops with space for all the usual appliances.

Stairs from the living room rise to the first floor where there are three well proportioned bedrooms and a re fitted modern family bathroom.

The rear garden is mainly lawn with mature flower and shrub borders. There is an additional area of garden to the side of the property and there is a driveway leading to an attached single garage with an up and over door and a door to the rear garden. At the end of the garden is a wooden gate leading to well maintained resident's communal shared green.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). 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 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

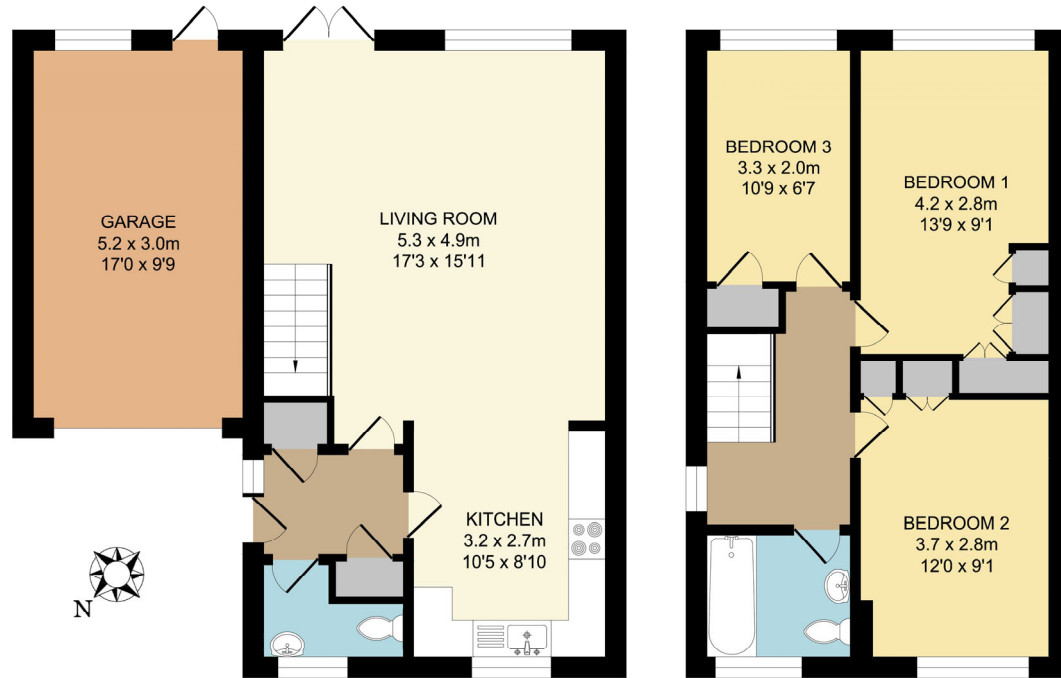
GUIDE PRICE . . . £650,000 . . . FREEHOLD

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



TOTAL APPROX. FLOOR AREA 100.0 SQ.M. (1076 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.



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