



HUNT & NASH

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# 3 Thames Close, Bourne End Buckinghamshire SL8 5QJ

**FOUR BEDROOM DETACHED FAMILY HOME  
SOUGHT AFTER QUIET CUL DE SAC IN THE HEART OF THE VILLAGE  
TWO RECEPTION ROOMS: KITCHEN: CLOAKROOM: FAMILY BATHROOM  
DRIVEWAY AND GARAGE: FRONT & REAR GARDENS  
NO ONWARD CHAIN: EPC RATING TBC**



Ideally located in the heart of the village in a quiet cul de sac just a few yards from the shops is this attractive four bedroom detached family home, offered to the market in need of a little updating and with no onward chain.

The accommodation is arranged over two floors comprising of an open plan reception room with two distinctive areas for sitting and dining. There is a fitted kitchen with an ample range of cupboards and drawers with fitted worktops and space for the usual appliances. Completing the ground floor is a cloakroom and an adjacent, very useful, utility cupboard with plumbing for the washing machine and space for the tumble dryer.

On the first floor are four generous bedrooms and a family bathroom.

Two of the bedrooms benefit from fitted wardrobes and there is an airing cupboard and access to the loft space.

The front and rear gardens have been designed for low maintenance and there is a driveway providing off road parking for at least two cars leading to an attached integral garage with an electric remote controlled up and over door. The rear garden affords plenty of privacy with side access to the front.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. 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.

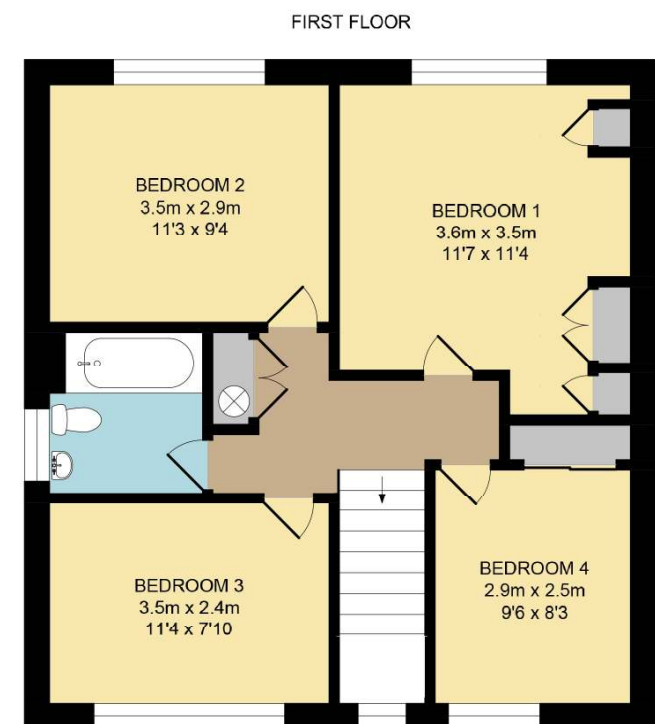
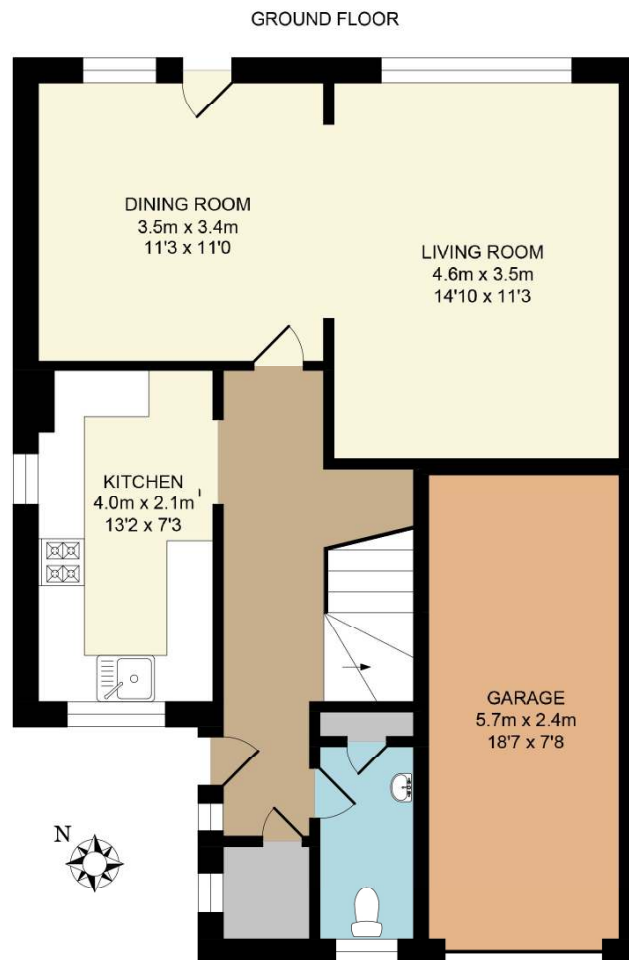
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

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

## GUIDE PRICE . . . £625,000 . . . 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](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 120.4 SQ.M. (1296 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](http://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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