



51 Southbourne Drive, Bourne End Buckinghamshire SL8 5RY

**SPACIOUS DETACHED FAMILY HOUSE IN THE HEART OF THE VILLAGE
FOUR BEDROOMS: TWO BATHROOMS: CLOAKROOM
SITTING ROOM: DINING ROOM: STUDY: MODERN FITTED KITCHEN
SOUTH FACING REAR GARDEN: DRIVEWAY & GARAGE
COUNCIL TAX BAND F: EPC RATING D
NO ONWARD CHAIN**



An extended four bedroom detached family house offering spacious, flexible accommodation conveniently located towards the end of a very popular cul de sac right in the heart of the town, just moments away from all that the High Street has to offer.

The property has recently been redecorated throughout and in the past has been extended at ground floor level to provide a fourth bedroom with an en suite bathroom and a study. These rooms complement the sitting room and dining room and there is also a modern refitted kitchen with underfloor heating at the front of the property. There are three further bedrooms on the first floor and glimpses of The River Thames can be had from the two rear bedrooms. The family bathroom is a re fitted modern white suite with underfloor heating

A feature of this home is not just the amount of space the ground floor offers but also the south facing rear garden that has been landscaped to take advantage of the sun. There is a driveway at the front of the property providing off road parking for a number of cars leading to an attached garage.

This property is available immediately and is being offered for sale with no onward chain and new carpets throughout.

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's and Wycombe High School. There are various sporting facilities and opportunities locally including golf at Beaconsfield, and Sailing at Upper Thames Sailing Club and Cookham Reach.

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 . . . £749,950 . . . FREEHOLD

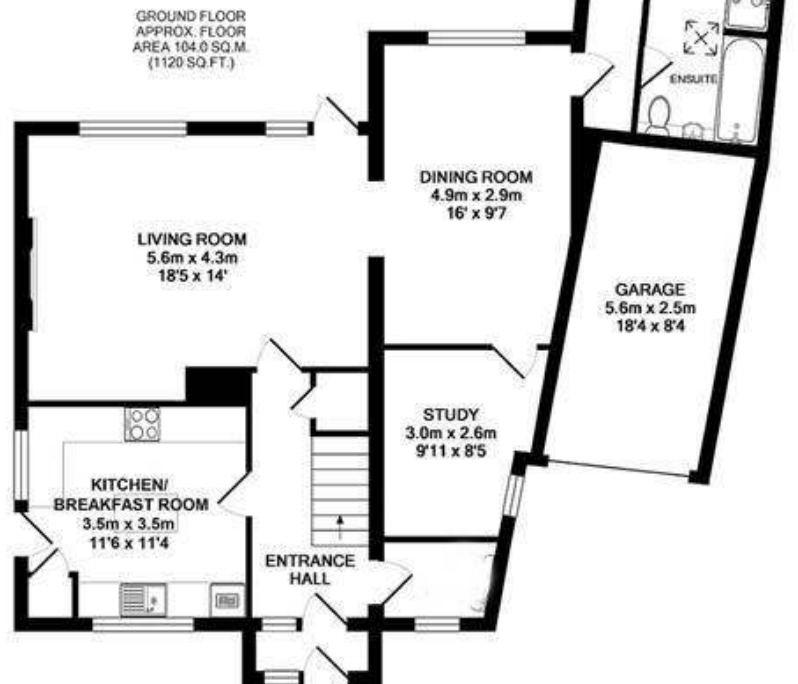
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

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



TOTAL APPROX. FLOOR AREA 148.3 SQ.M. (1596 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 not to scale and is for illustrative purposes only and should be used as such. Plan produced for Hunt and Nash





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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