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1938

POST

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7 Goddington Road, Bourne End Buckinghamshire SL8 5TT

**EXTENDED FAMILY HOUSE : FOUR BEDROOMS : MODERN BATHROOM
SITTING ROOM : DINING ROOM : MODERN KITCHEN : CLOAKROOM
DELIGHTFUL SOUTH FACING REAR GARDEN
DRIVEWAY & GARAGE : POPULAR RESIDENTIAL LOCATION
GRAMMAR SCHOOL CATCHMENT : EPC RATING E**

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



A highly sought after four bedroom detached family home that has been cleverly extended to provide spacious accommodation throughout. The property has a lovely light and airy feel and is located within one of the area's most popular roads.

The ground floor has been extended to provide a second reception room at the rear with a lovely outlook over the garden and is currently used as a dining room. The kitchen has been refitted with a range of modern units with integrated appliances and, like the dining room, enjoys views of the rear garden. The entrance hall has also been extended and offers plenty of space for receiving guests.

The original design of this particular style of house provided three bedrooms but an extension to the front of this property, above the garage, has allowed for a fourth bedroom to be added however it must be pointed out that access to this bedroom is via another bedroom. Completing the first floor accommodation is a modern refitted bathroom suite.

To the front of the property is a driveway providing off road parking that leads to an integral garage with an up and over door. The rear garden is a delightful feature and benefits from a southerly aspect and is well maintained with mature, well stocked borders, an area of lawn and a raised paved patio.

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.

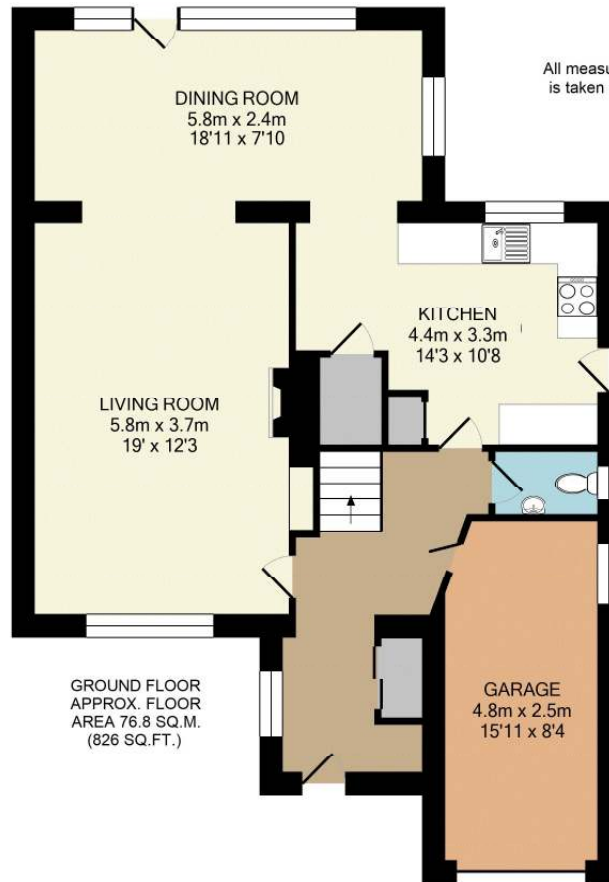
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £699,950 . . . FREEHOLD

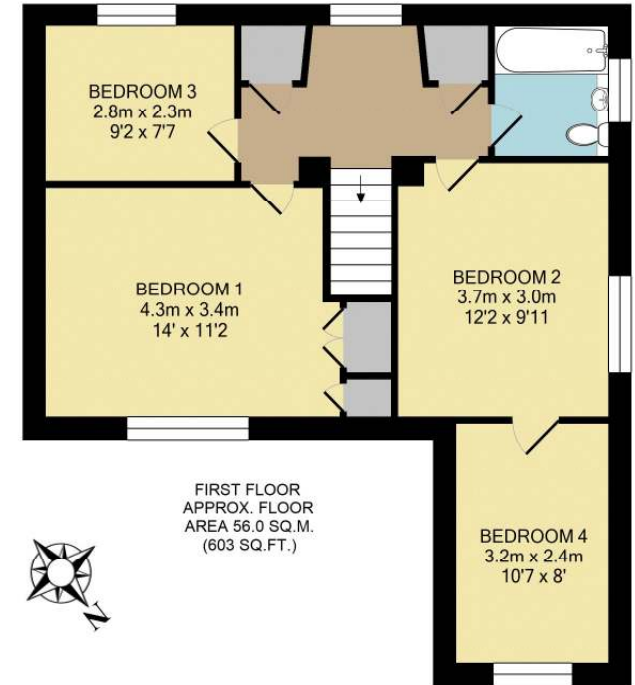
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

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



TOTAL APPROX. FLOOR AREA 132.8 SQ.M. (1429 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. Produced for Hunt 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

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