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# 37 Fieldhead Gardens, Bourne End Buckinghamshire SL8 5RN

**THREE STOREY TOWNHOUSE IN A QUIET CUL DE SAC  
CLOSE TO VILLAGE CENTRE AND RAILWAY STATION: POPULAR LOCATION  
CLOAKROOM: RE FITTED KITCHEN/BREAKFAST ROOM: UTILITY ROOM  
SPACIOUS FLOOR SITTING ROOM: MASTER BEDROOM WITH EN SUITE SHOWER ROOM  
THREE FURTHER BEDROOMS: FAMILY BATHROOM  
PARKING FOR TWO CARS: GARAGE FOR STORAGE: EPC RATING C**



A superbly presented four bedroom three storey townhouse in a popular residential cul de sac conveniently located for the railway station, The River Thames and Bourne End village centre.

At entry level the entrance hall benefits from having Karndean Luxury Vinyl Flooring with an internal porch and a range of fitted cupboards. The cloakroom comprises of a WC and wash hand basin and there is a spacious re fitted kitchen/breakfast room with granite work tops, integrated appliances and access to the rear garden. From the kitchen is a very useful utility room that has been converted from the integral garage. There is access from the utility into the garage that can still be used for storage.

On the first floor there is a large sitting room with a lovely front aspect bay window, overlooking the adjoining woodland, allowing plenty of natural light and there is also the master bedroom with an en suite bathroom. The bedroom is fitted with a range of Sharp's wardrobes and drawers. Continuing up to the top floor there are three further bedrooms and a family bathroom.

The rear garden enjoys a southerly aspect, has been paved for very low maintenance and is a peaceful spot with a wooden detached garden office and rear access for refuse disposal. At the front of the property is a block paved driveway providing parking for two cars. The garage has been partly converted and is ideal for additional storage or a variety of other uses. It should also be noted that the flat roof has recently been replaced with a rubber single ply membrane and insulated to current standards.

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 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**

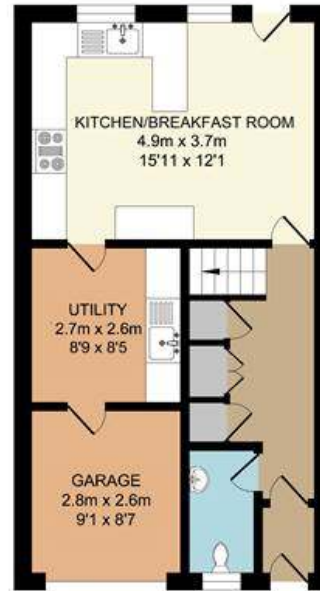
## **GUIDE PRICE . . . £650,000 . . . FREEHOLD**

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

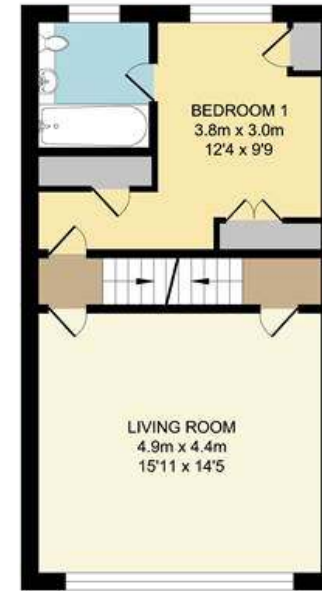
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



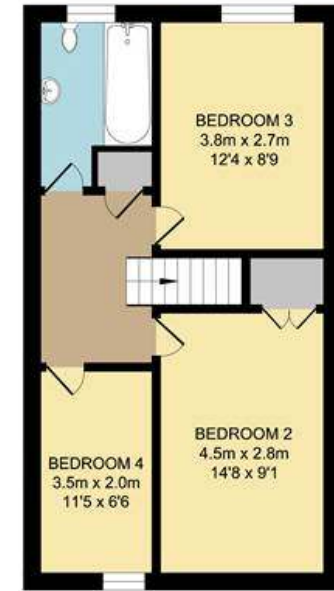
TOTAL APPROX. FLOOR AREA 142.7 SQ.M. (1536 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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





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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