



HUNT & NASH

Est. 1938

[www.huntandnash.co.uk](http://www.huntandnash.co.uk)

# 8 Cressington Place, Bourne End Buckinghamshire SL8 5SN

**COMPLETELY REFURBISHED DETACHED FAMILY HOUSE  
TWO RECEPTION ROOMS: CONSERVATORY  
MODERN FITTED KITCHEN: RE FITTED BATHROOM & SHOWER ROOM  
THREE GENEROUS BEDROOMS: GARAGE & PARKING  
CENTRAL LOCATION: NO ONWARD CHAIN: EPC RATING D**



## Description

This superbly presented three bedroom detached family home has been completely refurbished and redecorated in recent years and now offers tasteful decor and modern fittings throughout.

The kitchen enjoys a front aspect and has been fitted with a range of modern units with integrated appliances. The cloakroom has been relocated and enlarged and is now a stylish shower room on the ground floor and by doing this the reception hall seems much larger too.

The dining room flows into the sitting room that has a solid fuel burner in the fireplace and there are bi folding doors that open into the conservatory/garden room. Patio doors from the dining area also lead out to the side of the property.

On the first floor there are three generous bedrooms, two of which have fitted wardrobes. The family bathroom has also been fitted with a stylish white suite with twin wash hand basins.

## Outside

To the front of the property is a gravelled parking area and a driveway leading to a detached garage with power and light. Side access leads to the rear garden that is laid mainly to lawn with now fencing and a patio area adjacent to the the rear of the property. There is a green house attached to the side of the house and a garden shed also with power and light.

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 and Wycombe High School.

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

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

## GUIDE PRICE . . . £575,000 . . . 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 127.3 SQ.M. (1371 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

**HUNT & NASH**  
Est. 1938 [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



ESTATE AGENTS    BLOCK MANAGEMENT  
RESIDENTIAL LETTINGS & MANAGEMENT

