



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

87 Boundary Road, Wooburn Green Buckinghamshire HP10 0DJ

**OLDER STYLE SEMI DETACHED FAMILY HOME
THREE BEDROOMS: TWO RECEPTION ROOMS: KITCHEN/BREAKFAST ROOM
UTILITY: FIRST FLOOR BATHROOM: LOVELY REAR GARDEN
BACKING ONTO GOLF COURSE: TWO PARKING SPACES
NO ONWARD CHAIN: EPC RATING E**



This delightful Edwardian semi detached family home is very well presented throughout and offers good size accommodation in a popular, convenient location.

There are two reception rooms with feature fireplaces plus an extended kitchen/breakfast room with a very useful separate utility room.

On the first floor there are three bedrooms and a modern bathroom.

The master bedroom is of a particularly good size with an attractive bay window and plenty of natural light.

A particular feature of this lovely home is the delightful rear garden that enjoys plenty of sunshine and extends to over 70ft backing onto Flackwell Heath Golf Course.

There is also a raised paved patio and to the front of the property, two off road parking spaces.

Wooburn Green is a popular village with thriving shops, restaurants, pubs and excellent schools about 2 miles from Bourne End rail station linking via Maidenhead to London Paddington. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40.

There are various sporting facilities 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.

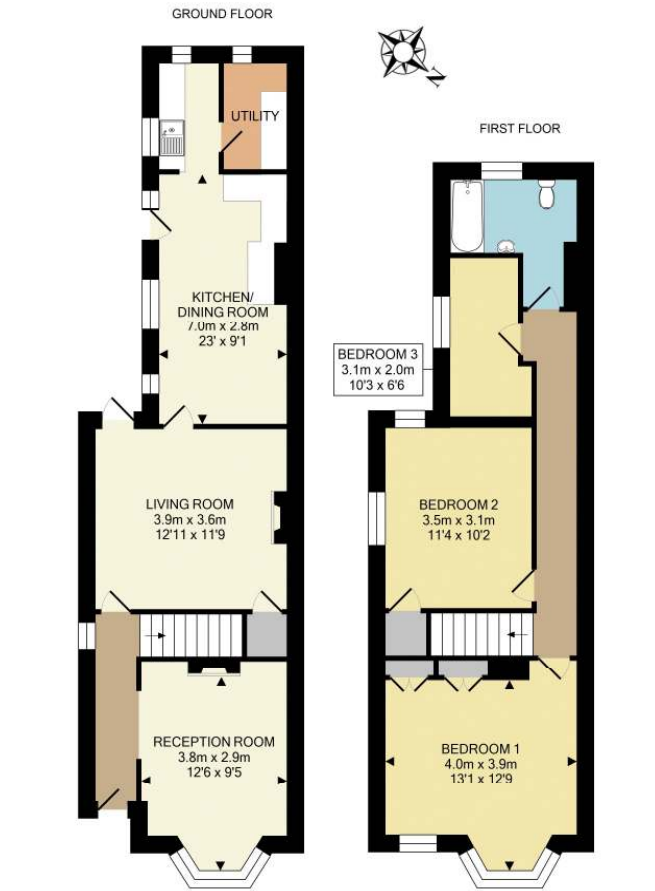
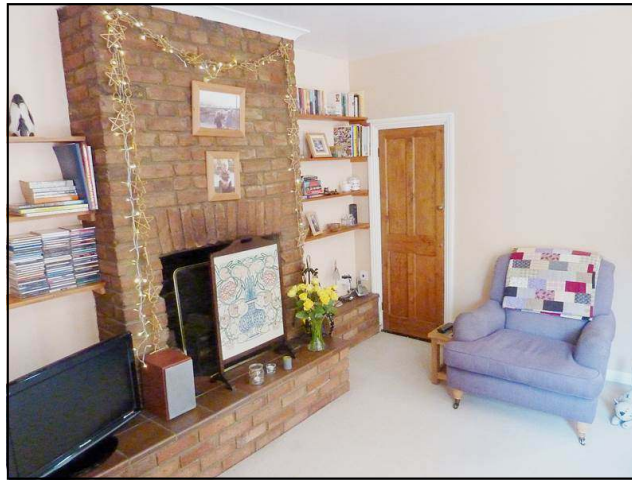
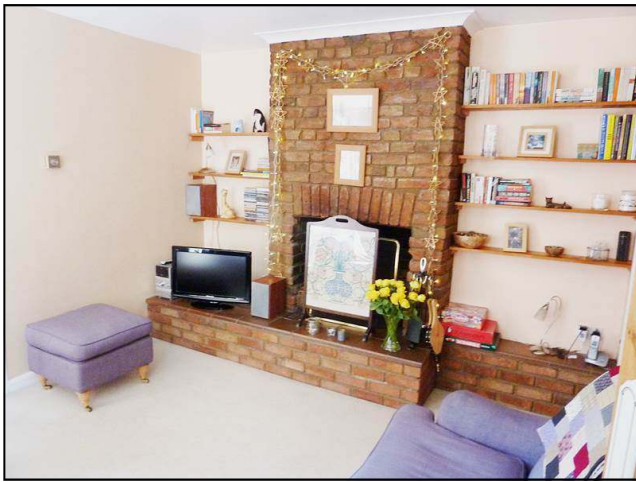
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

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

GUIDE PRICE . . . £405,000 . . . 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





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



ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

