



HUNT & NASH
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16 Burroughs Crescent, Bourne End Buckinghamshire SL8 5NR

**EXTENDED AND REMODELLED DETACHED FAMILY HOUSE
THREE GENEROUS BEDROOMS: STYLISH BATHROOM
FABULOUS GROUND FLOOR SHOWER ROOM
ENLARGED REFITTED KITCHEN: SITTING ROOM: FAMILY ROOM
ENCLOSED REAR GARDEN: RESIDENT'S CENTRAL RECREATION AREA
GARAGE AND PARKING: EPC RATING C**



A cleverly extended and thoughtfully remodelled three bedroom link detached family home in a much sought after crescent within walking distance of Claytons Primary School and within catchment for Sir William Borlase's Grammar School in Marlow.

The property has been extended at both the front and the rear which has allowed for the kitchen to be enlarged whilst being refitted, the sitting room has also been enlarged with bi folding doors to the garden plus there is an additional separate reception room, currently used as a family room at the rear. The front extension has made way for an impressive shower room with a large walk in shower and the entrance hall has been enlarged for receiving guests.

The stairs have been remodelled which has meant that the bathroom has been enlarged and refitted with a stylish white suite including a modern free standing bath with a large chrome rising floor tap.

All of the three bedrooms benefit from fitted or built in wardrobes and there is Velux style window over the stairs allowing plenty of natural light.

To the front of the property is a small well maintained garden and a driveway leading to an attached single garage with an up and over door and access into the rear garden. The rear garden is laid mainly to lawn and is well stocked with a variety of mature shrubs and a paved patio area. There is a rear gate that leads to a central green which is reserved for private use by the residents. There is an annual contribution per household of around £50 to maintain this area and the verges opposite.

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 Stoke Park, and Sailing at Upper Thames Sailing Club Ascot and Windsor

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

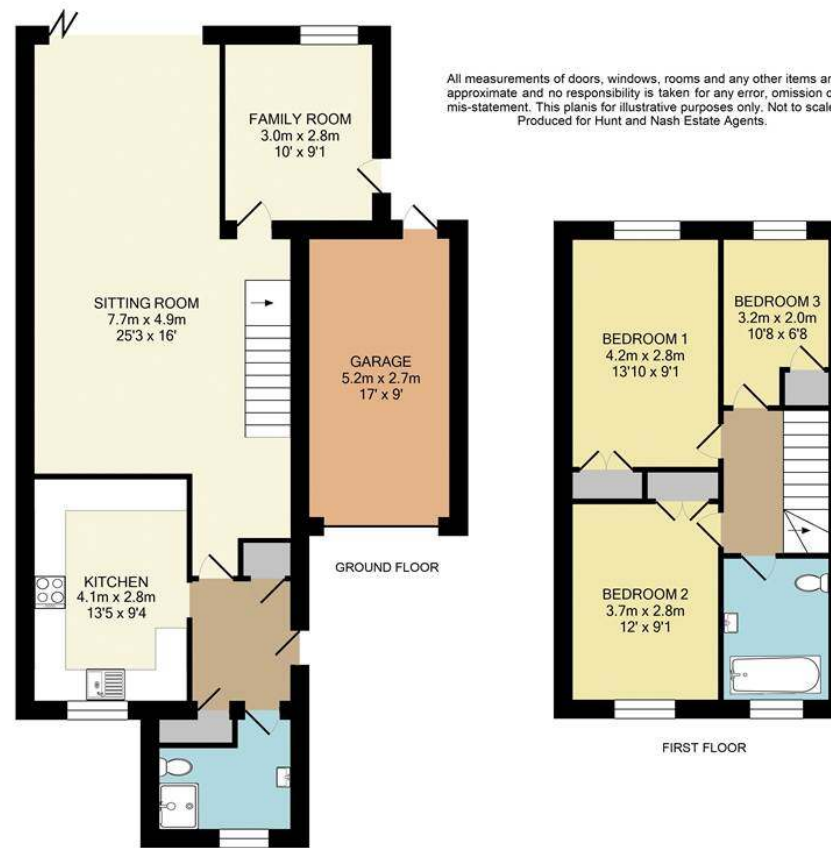
GUIDE PRICE . . . £575,000 . . . FREEHOLD

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
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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. Not to scale. Produced for Hunt and Nash Estate Agents.



HMRC Anti Money Laundering

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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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