



HUNT & NASH

Est. 1938

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5 Millboard Road, Bourne End Buckinghamshire SL8 5XJ

**TWO DOUBLE BEDROOM TERRACED HOUSE
MODERN KITCHEN & BATHROOM: SITTING ROOM WITH CONSERVATORY
TASTEFUL DÉCOR: LOW MAINTENANCE REAR GARDEN
RESIDENT'S PARKING: CONVENIENT LOCATION: NO ONWARD CHAIN
POPULAR DEVELOPMENT: EPC RATING E**



Situated at the entrance and on the edge of this ever so popular development by Wimpey Homes is this well presented two double bedroom terraced house offered for sale with no onward chain.

Tastefully decorated throughout the property offers well planned accommodation comprising of a spacious reception room with a conservatory at the rear, a modern fitted kitchen, two bedrooms (both with fitted wardrobes) and a modern white bathroom suite.

The rear garden has been designed for very low maintenance and is paved with a wooden gate at the far end that leads to a resident's parking area with two parking bays that is adjacent to The River Wye.

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.

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 . . . £339,950 . . . FREEHOLD

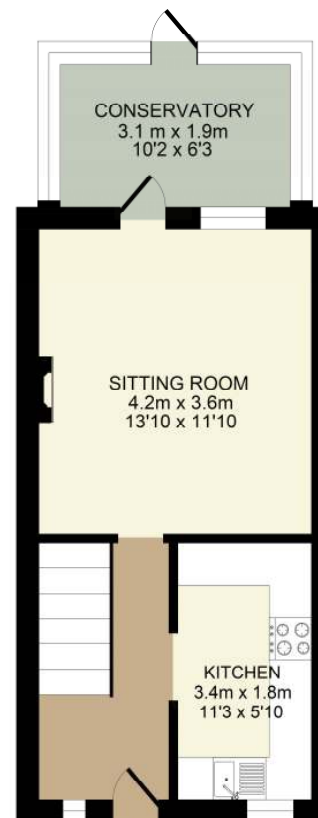
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

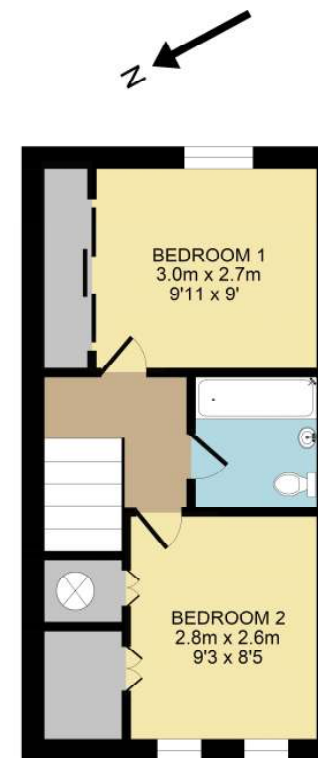
Viewing By Appointment
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 61.5 SQ.M. (662 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



GROUND FLOOR



FIRST FLOOR



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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ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

