



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

1 Wooburn Grange, Grange Drive, Wooburn Green, Buckinghamshire HP10 0QU

**WELL APPOINTED FIVE BEDROOM FAMILY HOUSE: FOUR RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS: UTILITY ROOM
CLOAKROOM: RE FITTED EN SUITE SHOWER ROOM TO MAIN BEDROOM
GUEST SUITE WITH SHOWER ROOM: FAMILY BATHROOM
DELIGHTFUL PRIVATE GARDENS: DOUBLE GARAGE & PARKING
HIGHLY SOUGHT AFTER LOCATION: ST PAUL'S SCHOOL CATCHMENT
COUNCIL TAX BAND G: EPC RATING D**



An impressive five bedroom detached family home, built about 30 years ago by Michael Shanly Homes, in this highly sought after private road within catchment for St Paul's School and within easy reach of Bourne End village centre and train station.

The spacious accommodation extends to about 2000 sq ft comprising of four reception rooms, five bedrooms and 3 bath/shower rooms. The ground floor accommodation is well planned with the principle rooms taking advantage of the lovely rear garden. The kitchen breakfast room is fitted with a range wall and base units with contrasting granite work tops. There is a utility room with space for the usual appliances and there is a morning room, study, living room and dining room.

On the first floor, the main bedroom has a range of fitted wardrobes and a stunning, recently refitted modern en suite shower room. The guest suite also has an en suite shower room and fitted wardrobes. There are fitted wardrobes to bedrooms three and four, which along with the fifth bedroom are complemented by a family bathroom.

A particular feature of this delightful property are the gardens that are superbly maintained and stocked with a variety of mature flowers, trees and shrubs. There is plenty of privacy afforded all the way round and various areas for al fresco dining. In the rear garden, hidden amongst the bushes, is a charming timber framed children's play area and to the side of the property is a detached double garage with parking to the front.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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.

* Wooburn Grange is a private road and there is an annual contribution in the sum of £300 that goes towards street lighting and general maintenance of the road.

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

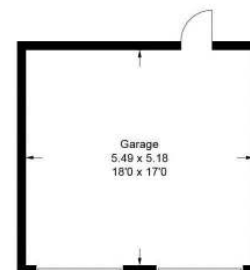
GUIDE PRICE . . . £1,250,000 . . . FREEHOLD

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

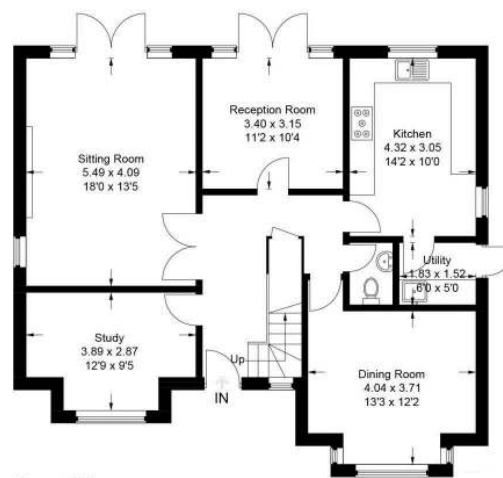
Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



Approximate Gross Internal Area
 Ground Floor = 93.4 sq m / 1,005 sq ft
 First Floor = 92.6 sq m / 997 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 214.6 sq m / 2,310 sq ft



(Not Shown In Actual Location / Orientation)



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

HUNT & NASH

Est. 1938

www.huntandnash.co.uk

naea
propertymark

PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 **OnTheMarket**.com