



HUNT & NASH

Est. 1938

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# 31 New Road, Bourne End Buckinghamshire SL8 5BJ

## SUMMARY

**DETACHED CHALET STYLE FAMILY HOME: FOUR BEDROOMS: MODERN BATHROOM  
SITTING ROOM: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: GAS CENTRAL HEATING  
DOUBLE GLAZED WINDOWS: WELL MAINTAINED GARDENS: OFF ROAD PARKING  
NO ONWARD CHAIN: EPC RATING E**



## Description

An attractive, well presented four bedroom detached family home within a short distance of the village centre offered for sale with on onward chain.

The ground floor accommodation offers a front aspect sitting room, a fitted kitchen with plenty of space for a table, two double bedrooms and a modern bathroom.

Off the kitchen is a very useful utility room and access to the garden is either from the utility room or from the second bedroom, which could be used as a dining room.

On the first floor are two double bedrooms, one of which has fitted wardrobes.

Potential for enlargement and improvement may well be possible subject to gaining the necessary consent from Wycombe District Council.

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

## Outside

The front garden is mainly lawn behind a low brick wall and there is a concrete driveway providing off road parking leading to a covered area by the front door.

Adjacent to the rear of the property is raised wooden deck with steps down to a lovely west facing rear garden with a paved patio area and a garden shed.

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, John Hampden, 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.

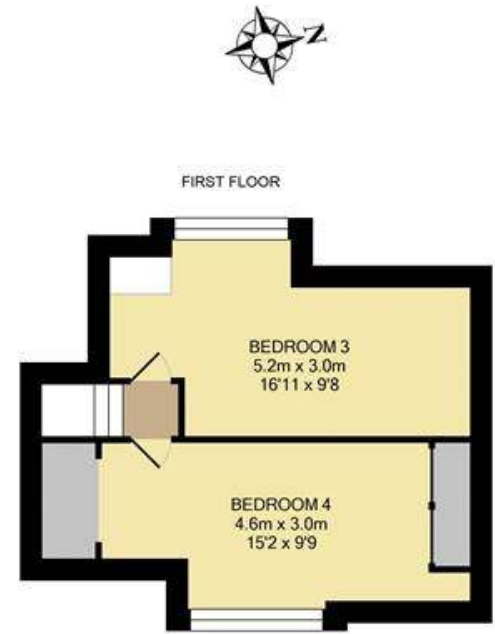
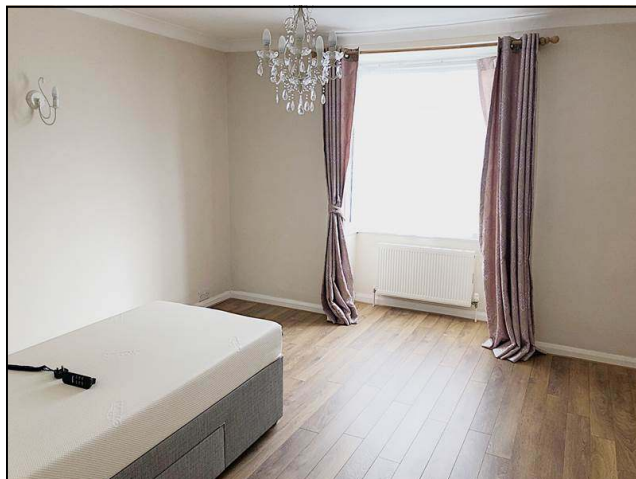
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

# GUIDE PRICE . . . £500,000 . . . FREEHOLD

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

Tel: 01628 522568

Viewing By Appointment  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 114.3 SQ.M. (1230 SQ.FT.)

All measurements of doors, windows, rooms 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 Halletts 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.

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