

HUNT & NASH

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10 Furlong Close, Bourne End Buckinghamshire SL8 5AB

**THREE BEDROOM TERRACED FAMILY HOME
BACKING ONTO BOURNE END RECREATION GROUND
CLOAKROOM: SITTING ROOM: KITCHEN: CONSERVATORY: BATHROOM
QUIET CUL DE SAC: GARAGE: NO ONWARD CHAIN
EPC RATING D: COUNCIL TAX BAND D**

Travel time by Rail (from Bourne End Station) Marlow - 7 mins | Reading - from 32 mins | London Paddington - from 36 mins



Enjoying an enviable position towards the corner of a quiet cul de sac backing onto Bourne End Recreation Ground is this well presented three bedroom terraced family home that is now in need of a little updating and is offered to the market with no onward chain.

On the ground floor there is a spacious sitting room with doors leading out to a conservatory at the rear. The kitchen is fitted with a range of matching wall and base units above and below fitted worktops with a lovely front aspect over the garden. There is also a cloakroom on the ground floor.

The first floor comprises of three generous bedrooms all with large windows allowing plenty of natural light and the bathroom has had the bath replaced with a walk in shower. From the two rear aspect bedrooms there is a lovely view over the adjoining Recreation Ground.

To the front of the property is a delightful front garden with mature well stocked flower and shrub borders. There is access to the rear via a shared passageway and the rear garden is fenced with a paved patio area, a garden shed and flower beds.

On road parking is available in Furlong Close and there is a single garage in a nearby block, with an up and over door.

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.

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

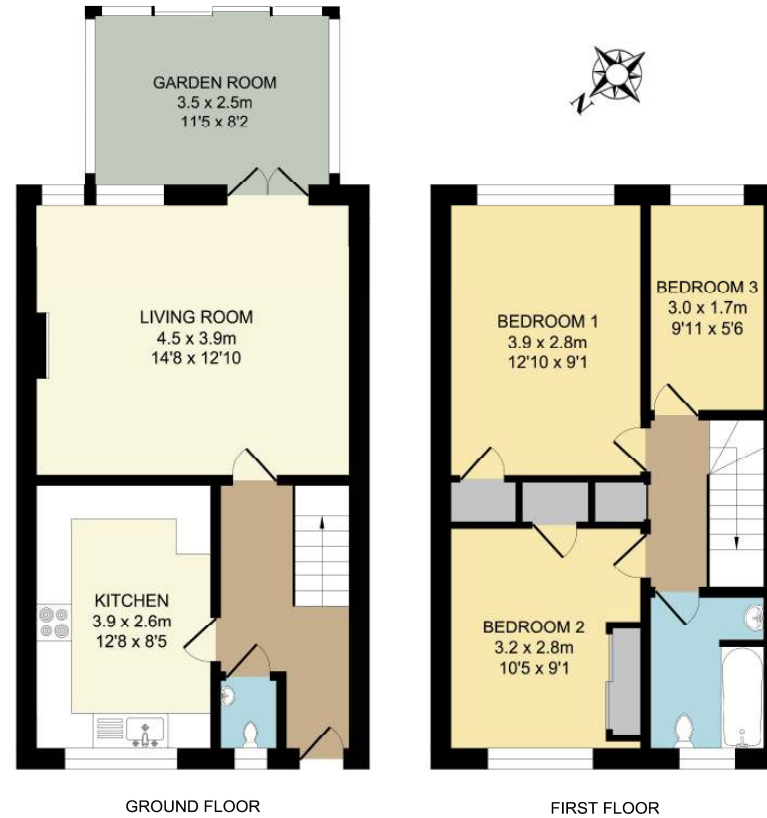
GUIDE PRICE . . . £465,000 . . . FREEHOLD

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



TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 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





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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