



HUNT & NASH

Est. 1938

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35 Bridgestone Drive, Bourne End Buckinghamshire SL8 5XG

**TWO BEDROOMS: MODERN BATHROOM
RECEPTION ROOM: FITTED KITCHEN: CONSERVATORY
LOW MAINTENANCE REAR GARDEN: RESIDENT'S PARKING
CLOSE TO VILLAGE CENTRE: EPC RATING C**



Description

This charming terraced house is located within the heart of this sought after development that was originally constructed in the 1980's by Wimpey Homes and has remained ever so popular ever since.

The ground floor comprises of a generous sitting room with open plan stairs rising to the first floor, plus a kitchen/breakfast room that has been refitted with a range of modern units with plenty of space for a table. Off the kitchen is a conservatory leading out to the rear garden.

On the first floor there are two double bedrooms and a bathroom that has been refitted with a modern white suite comprising of a WC, wash hand basin and a bath with a shower over.

The property is tastefully decorated throughout and would make an ideal first time purchase or a possible rental investment.

Outside

The rear garden has been paved to allow for easier maintenance with a useful garden shed and a wooden gate that leads to a resident's parking area at the rear.

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.

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

HMRC Anti Money Laundering

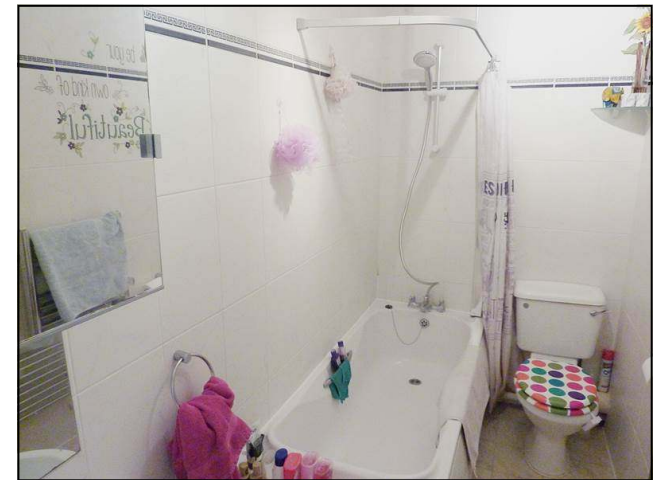
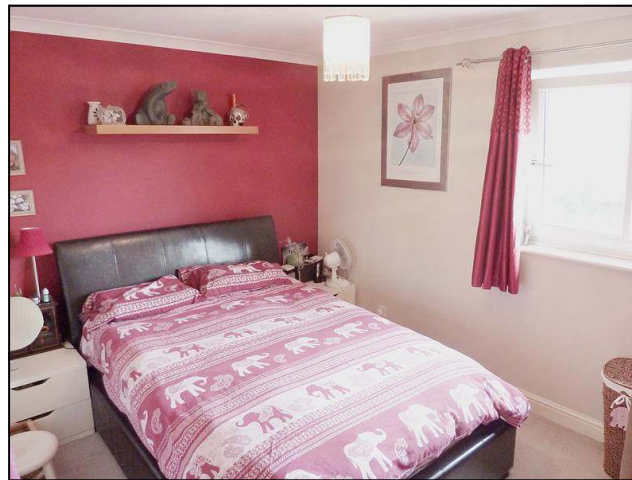
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £335,000 . . . 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 63.3 SQ.M. (682 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. Not to scale. Hunt and Nash 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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