



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

9a Blind Lane, Bourne End Buckinghamshire SL8 5TN

**MODERN DETACHED FAMILY HOME: CLOAKROOM: SITTING ROOM
SPACIOUS KITCHEN/BREAKFAST ROOM: CONSERVATORY
MAIN BEDROOM WITH RE FITTED SHOWER ROOM: TWO FURTHER BEDROOMS
RE FITTED FAMILY BATHROOM: LOW MAINTENANCE REAR GARDEN
WALKING DISTANCE TO ALL LOCAL AMENITIES
EPC RATING D**



Superbly appointed three bedroom detached family home conveniently located just a short level walk from all local amenities including Bourne End Railway Station, The River Thames and Claytons Primary School

The ground floor has been remodelled by the present owners and now provides a spacious sitting room with a conservatory, a cloakroom and a large modern kitchen/breakfast room with integrated appliances and a separate utility.

On the first floor there is a main bedroom with a re fitted en suite shower room, two further double bedrooms and a re fitted family bathroom with a modern suite.

To the front of the property is a driveway providing off road parking and the rear garden has been laid with a synthetic lawn, and a paved patio area bordered by well stocked raised flower beds. There is space for a garden shed and access down the side of the property.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London 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 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 . . . £575,000 . . . 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 105.4 SQ.M. (1135 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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