





# 30 Southbourne Drive, Bourne End Buckinghamshire SL8 5RZ

**EXTENDED FAMILY HOME: SPACIOUS ENTRANCE HALL: CLOAKROOM  
SITTING ROOM WITH WOOD BURNING STOVE: FABULOUS KITCHEN/BREAKFAST ROOM  
WITH ISLAND UNIT AND EXTENSIVE CUPBOARDS: SEPARATE UTILITY ROOM  
FIVE BEDROOMS: FAMILY BATHROOM & SEPARATE SHOWER ROOM: AMPLE PARKING  
INTEGRAL GARAGE: ENCLOSED PRIVATE REAR GARDEN  
QUIET CUL DE SAC IN THE CENTRE OF THE VILLAGE  
EPC RATING D: COUNCIL TAX BAND F**



This fabulous five bedroom family home has been extended in recent years to provide spacious accommodation that is superbly presented throughout enjoying a very convenient location in a quiet cul de sac, close to the village centre.

The ground floor accommodation centres around a most impressive kitchen/breakfast room that is fitted with an extensive range of cupboards and drawers, integrated appliances and an island unit with a stainless steel sink. There is a separate utility room, a cloakroom and a lovely double aspect sitting room with doors to the rear garden and a welcoming wood burning stove. Double doors from the kitchen also lead out to the rear and the garage can be accessed from the utility room.

On the first floor there are five bedrooms, a re fitted family bathroom and a separate recently re fitted shower room.  
The loft has been fully boarded and is a most useful storage space.

Southbourne Drive is a quiet cul de sac in the centre of the village just a short walk from all local amenities including Bourne End Railway Station and The River Thames.

To the front of the property is a block paved driveway leading to the integral garage and there is an area of lawn with low level hedging and gated side access to the rear.

The well maintained rear garden is laid mainly to lawn with paved patio areas taking advantage of the sun as it moves throughout the day.

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 John Hampden, The Royal Grammar School, Beaconsfield High, Sir William Borlase's and Wycombe High School.

## **HMRC Anti Money Laundering**

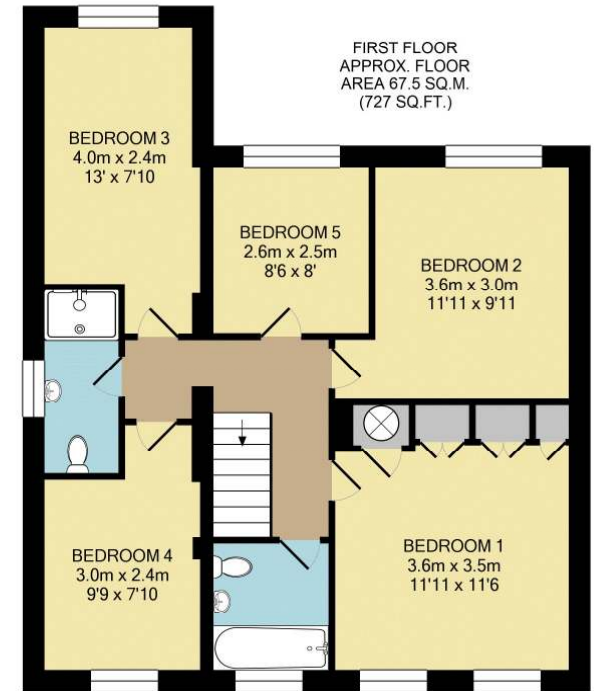
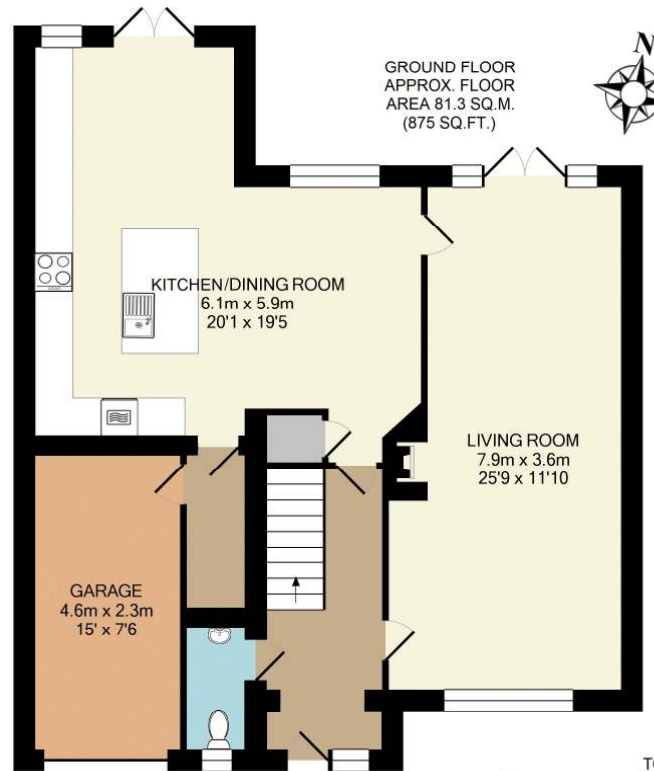
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £850,000 . . . 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  
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TOTAL APPROX. FLOOR AREA 148.8 SQ.M. (1602 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. Produced for 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.