



26 Roman Way, Bourne End Buckinghamshire SL8 5LJ

**SEMI DETACHED FAMILY HOME IN NEED OF UPDATING
THREE BEDROOMS: TWO RECEPTION ROOMS: UTILITY: CLOAKROOM: GARDEN ROOM
BATHROOM (NOT FITTED): SEPARATE WC
LOADS OF POTENTIAL: DOUBLE GARAGE: AMPLE PARKING
QUIET CUL DE SAC: EPC RATING E**



A bay fronted semi detached three bedroom family home in a quiet cul de sac on this popular development close to all village amenities and primary and secondary schools.

The property is in need of updating but offers a wonderful opportunity for the next buyer to create a stunning family home. There is ample room to the side of the property and the adjoining house has already had a double storey side extension. Enquiries regarding this should be made with Buckinghamshire Council's Planning Department.

At present there are two reception rooms, a kitchen in need of updating, a garden room in need of rebuilding and a utility room with a cloakroom at the rear. The latter may be of single skin construction. On the first floor there are three good size bedrooms and a bathroom with a separate WC. Please note that currently the bath, shower and basin are not present and therefore not fitted.

The rear garden is mainly lawn with a paved patio adjoining the rear of the house, There is a raised area at the far end with a garden shed and there is a larger shed/summerhouse to the side of the property behind the double garage. At the front of the property there is a driveway leading an area for parking.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. There are various sporting facilities and opportunities locally including golf at Beaconsfield and Burnham Beeches, 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.

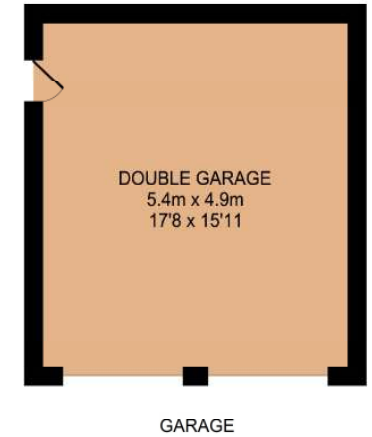
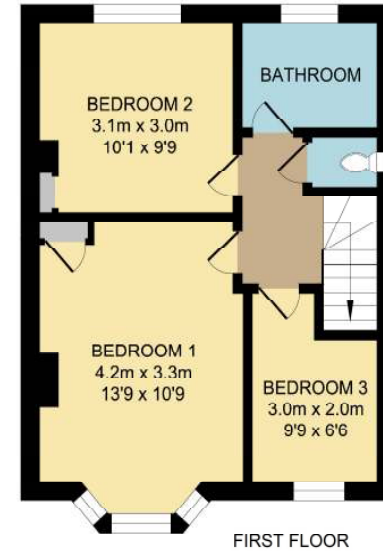
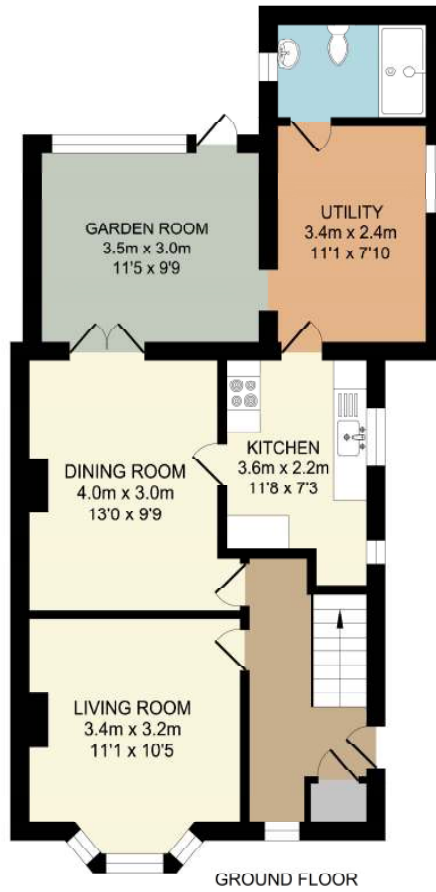
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Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

GUIDE PRICE . . . £499,950 . . . 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 130.2 SQ.M / 1401 SQ.FT.
 (INCLUDING GARAGE APPROX FLOOR AREA 26.5 SQ.M / 285 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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