



HUNT & NASH

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# 6 Walnut Tree Close, Bourne End Buckinghamshire SL8 5DS

**FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IN A PRIVATE ROAD  
SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS  
SITTING ROOM: FAMILY ROOM: GARDEN ROOM/DINING ROOM  
KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CLOAKROOM  
UNDER FLOOR HEATING: INTEGRAL GARAGE  
REAR GARDEN ADJOINING THE RIVER WYE  
COUNCIL TAX BAND F: EPC RATING C**

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



This well presented four bedroom semi detached family home enjoys a lovely quiet setting in a small, private cul de sac within a short walk of the train station, the River Thames and village centre. These well designed homes were built in 2006 by Hamden Homes and this particular property enjoys spacious accommodation, arranged over three floors, with a conservatory addition at the rear.

A tiled entrance hall leads to a rear aspect sitting room that has an attractive oak floor and double doors out to the garden. There is an adjacent family room that was originally designed to be the dining room but this has now been enlarged with the addition of a garden room/conservatory. There are still double doors between the play room and the garden room allowing either room to have a variety of uses including somewhere to work from home.

The kitchen/breakfast room is fitted with a range of wall and base units above and below fitted granite worktops incorporating the usual appliances. There is a separate utility room that has a door to the side of the property. Throughout the ground floor is underfloor heating and there is also a cloakroom for guests.

On the first floor there is a spacious landing and three double bedrooms including a master bedroom with en suite shower room. There is also a family bathroom and stairs rising to the second floor. The stairs rise up into a useful study area that leads to a fourth double bedroom with eaves storage and a view over the rear garden.

The rear garden is well maintained and laid mainly to lawn with a variety of mature shrubs and hedges. There is a paved patio area off the sitting room and conservatory and a paved side return. At the far end of the garden, a large wooden deck and further patio provides a delightful riverside seating area with space for a garden shed. To the front is off road parking for a couple of cars and the integral garage benefits from an electric up and over door and an internal door into the entrance hall.

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's and Wycombe High School.

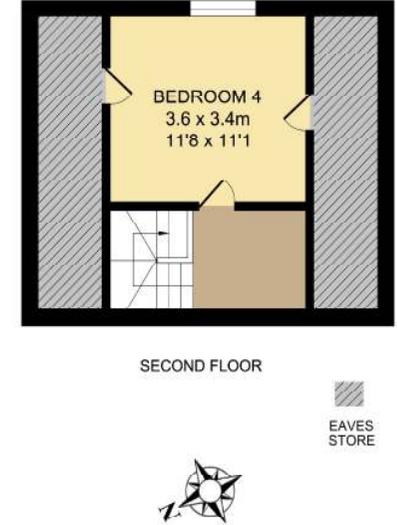
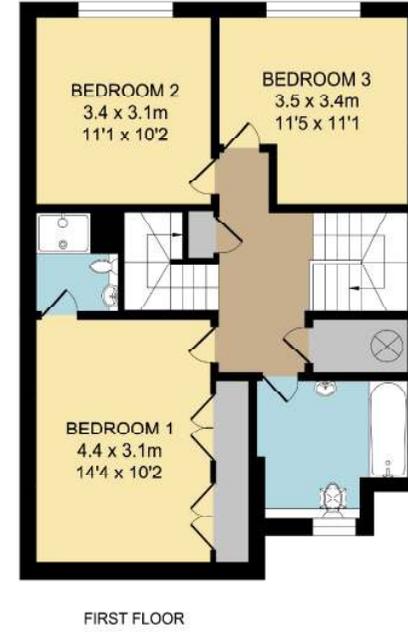
## **HMRC Anti Money Laundering**

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.**

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  
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TOTAL APPROX. FLOOR AREA 167.0 SQ.M. (1798 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. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)

**GUIDE PRICE . . . £850,000 . . . FREEHOLD**





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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