



HUNT & NASH

Est. 1938

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2 Wendover Road, Bourne End Buckinghamshire SL8 5NT

**DETACHED FAMILY HOME CLOSE TO CLAYTONS PRIMARY SCHOOL
CLOAKROOM: RECEPTION ROOM: KITCHEN: LEAN-TO
THREE BEDROOMS: BATHROOM: FRONT, REAR AND SIDE GARDENS
GARAGE AND PARKING: IN NEED OF UPDATING: NO ONWARD CHAIN
VEGETABLE GARDEN: EPC RATING D**



Description

Now vacant and offered for sale with no onward chain this three bedroom detached family home is ideally placed within a short level walk of Claytons Primary and within half a mile of Bourne End village centre.

The spacious accommodation is now in need of updating and all of the rooms are of a good size. There is a large double aspect reception room with a rear lean-to and stairs to the first floor. The kitchen enjoys a front aspect and there is a cloakroom on the ground floor also. On the first floor there are three generous bedrooms and a family bathroom.

This lovely corner plot offers plenty of scope and enquiries should be made with Wycombe District Council regarding any building works or extensions.

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

Outside

The property enjoys garden to three sides including a walled vegetable garden and may offer scope for extension, subject to the necessary consent being obtained. There is a concrete driveway and an attached garage. To the rear there is a gate leading to a private secure park area in the centre of the square of houses.

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.

HMRC Anti Money Laundering

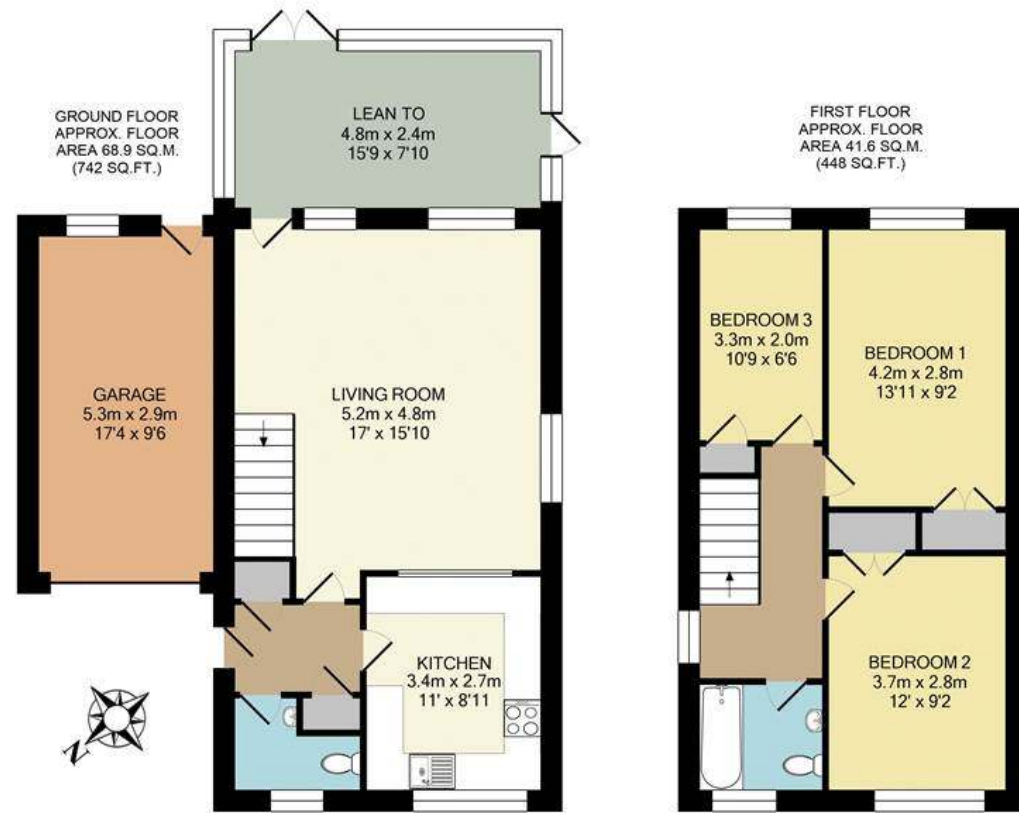
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £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





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