



HUNT & NASH
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18 Cliffords Way, Bourne End Buckinghamshire SL8 5TR

**EXTENDED FAMILY HOME: FOUR BEDROOMS: EN SUITE BATHROOM
FAMILY BATHROOM & SEPARATE SHOWER ROOM: TWO RECEPTION ROOMS
KITCHEN: CONSERVATORY: GENEROUS REAR GARDEN: ATTACHED GARAGE
OFF ROAD PARKING: CUL DE SAC: GOOD SCHOOL CATCHMENT
EPC RATING E**



Description

An extended semi detached family home located at the head of a popular residential cul de sac with a generous, larger than average westerly facing rear garden.

The spacious accommodation is well presented throughout and comprises of a sitting room, dining room, conservatory and kitchen on the ground floor along with a shower room and access into the attached garage. On the first floor are four bedrooms including a master bedroom with en suite bathroom and fitted wardrobes and a separate family bathroom.

A particular feature of this lovely home is the delightful rear garden that is slightly wedge shaped providing plenty of lawn and mature well stocked flower and shrub borders providing plenty of privacy. To the front is a driveway providing off road parking leading to an oversized single garage with an up and over door.

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 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.

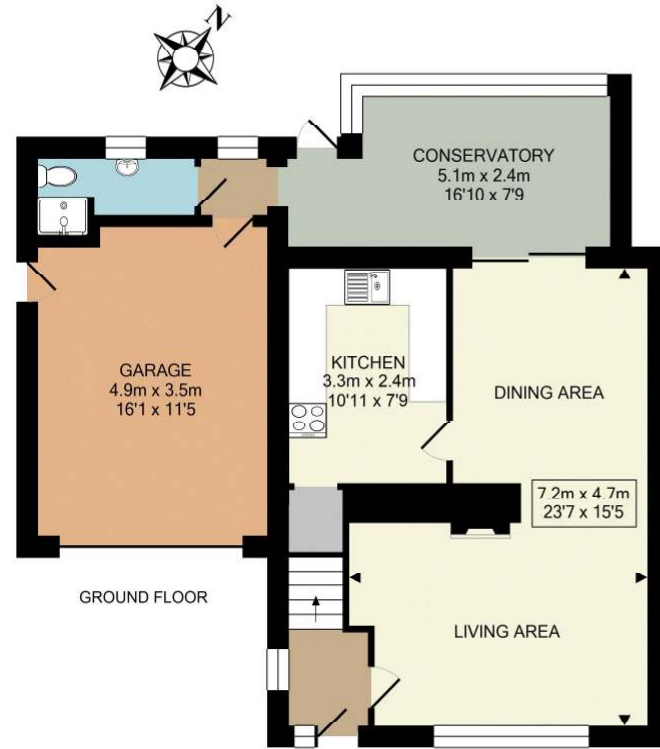
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

OFFERS OVER . . . £500,000 . . . FREEHOLD

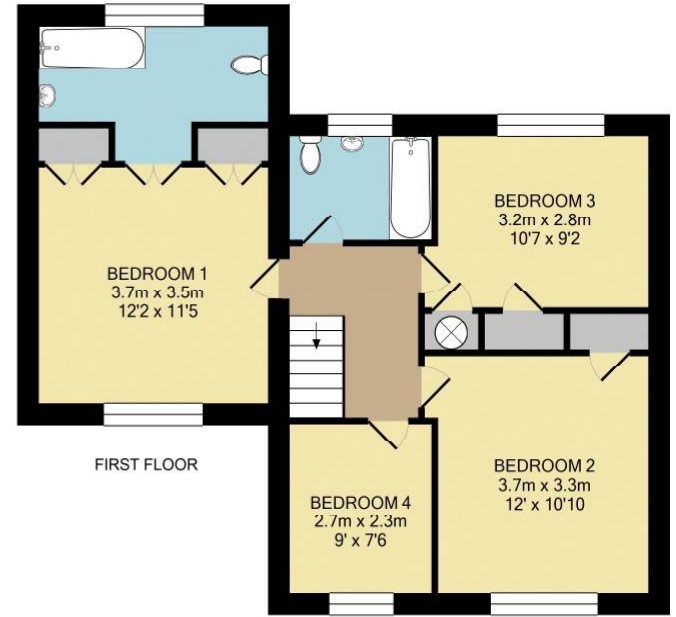
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 139.1 SQ.M. (1497 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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