



HUNT & NASH

Est. 1938

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34 Southbourne Drive, Bourne End, Buckinghamshire SL8 5RZ

**SPACIOUS ENTRANCE HALL: RE FITTED CLOAKROOM: SITTING ROOM WITH WOOD BURNING STOVE: DINING AREA WITH DOORS TO REAR GARDEN: PLAYROOM
RE FITTED KITCHEN WITH GRANITE WORKTOPS: SEPARATE UTILITY
FOUR BEDROOMS: STYLISH BATHROOM: SEPARATE SHOWER ROOM
DOUBLE GLAZING: GAS CENTRAL HEATING: DRIVEWAY: GARAGE WITH ELECTRIC DOOR: FRONT & REAR GARDENS: WOOD STORE: CUL DE SAC
CLOSE TO THE VILLAGE CENTRE: EPC RATING D**



Description

An extended detached family home in a quiet cul de sac ideally situated for the village centre, train station and The River Thames.

This spacious property is tastefully decorated throughout and is presented to the market in superb condition including a stylish re fitted bathroom and cloakroom plus a modern kitchen/breakfast room with granite work tops, integrated appliances and a separate utility room.

The sitting room enjoys the warmth of a wood burning stove and the playroom could easily become a separate dining room or family room.

On the first floor are four generous bedrooms, a family bathroom and a separate shower room.

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

Outside

To the front of the property is a driveway leading to an attached garage with an electric door. It must be pointed out that part of the garage has been used to create the utility room and therefore may be better suited for a small car or storage.

The front and rear gardens are both laid to lawn with well stocked mature flower and shrub borders. There is a paved patio adjacent to the rear of the property and a useful wood store.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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.

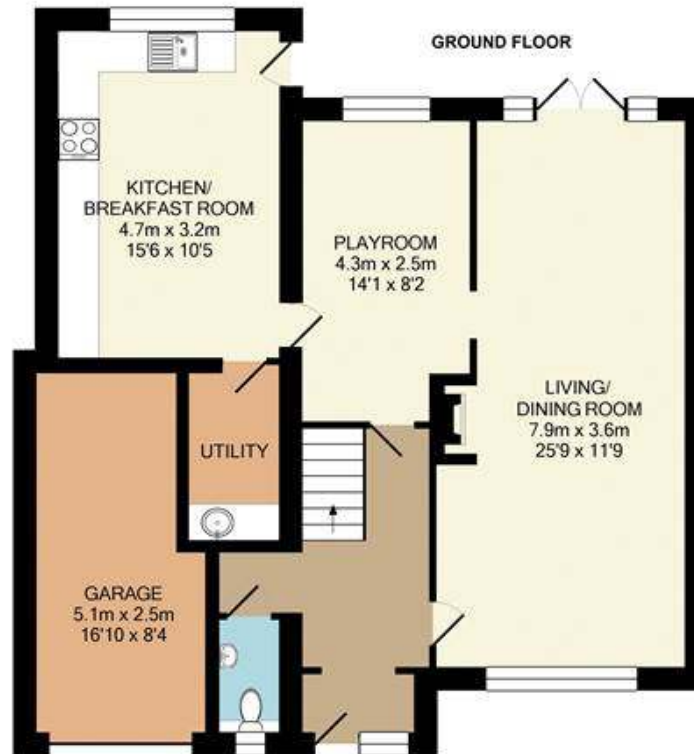
Directions

From our offices proceed over the road, on foot, into Wharf Lane and turn immediately left into Southbourne Drive

GUIDE PRICE . . . £750,000 . . . 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
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 136.7 SQ.M. (1471 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

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