



HUNT & NASH

Est. 1938

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12 Telston Close, Bourne End Buckinghamshire SL8 5TY

**DETACHED FAMILY HOME: POPULAR RESIDENTIAL CUL DE SAC
FOUR/FIVE BEDROOMS: TWO BATHROOMS: CLOAKROOM: SITTING ROOM
DINING AREA: FAMILY ROOM: KITCHEN WITH SEPARATE BREAKFAST AREA
DELIGHTFUL GARDEN BACKING ONTO WOODS: GARAGE AND DRIVEWAY
GAS CENTRAL HEATING: DOUBLE GLAZED WINDOWS
CLAYTONS PRIMARY SCHOOL CATCHMENT: EPC RATING C**



Description

A particularly spacious four/five bedroom detached family house that has been extended and now offers flexible accommodation in a highly sought after, quiet cul de sac within catchment for Claytons Primary School.

The ground floor comprises of a bright double aspect reception room with a sitting area and dining area, a family room, and a large kitchen/breakfast room with a lovely aspect over the garden.

On the first floor there are four/five bedrooms, the 5th being currently used as a study, and two full bathrooms.

The property is generally well presented throughout in a slightly elevated situation with lovely distant views.

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 gravelled driveway providing off road parking leading to an integral single garage with an up and over door.

The rear garden is laid mainly to lawn with mature well stocked flower and shrub borders backing onto woodland.

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

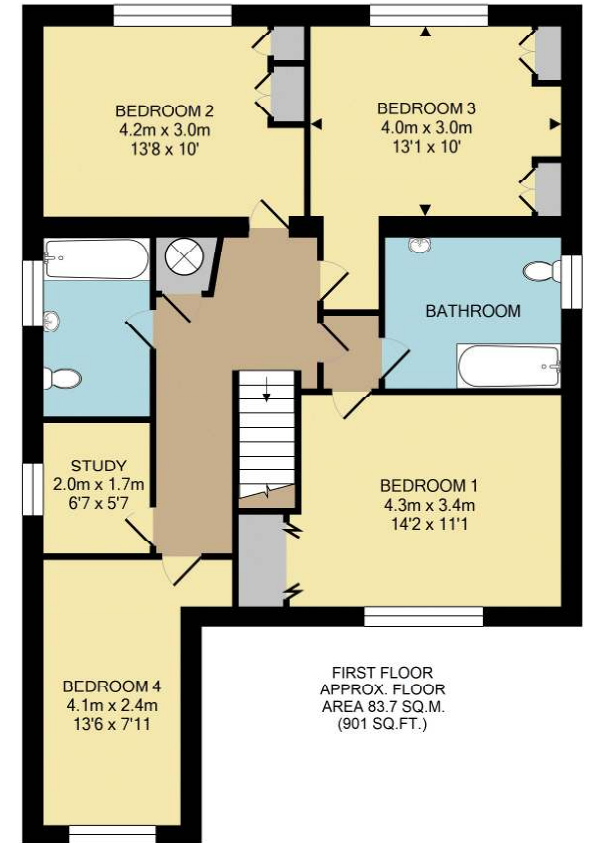
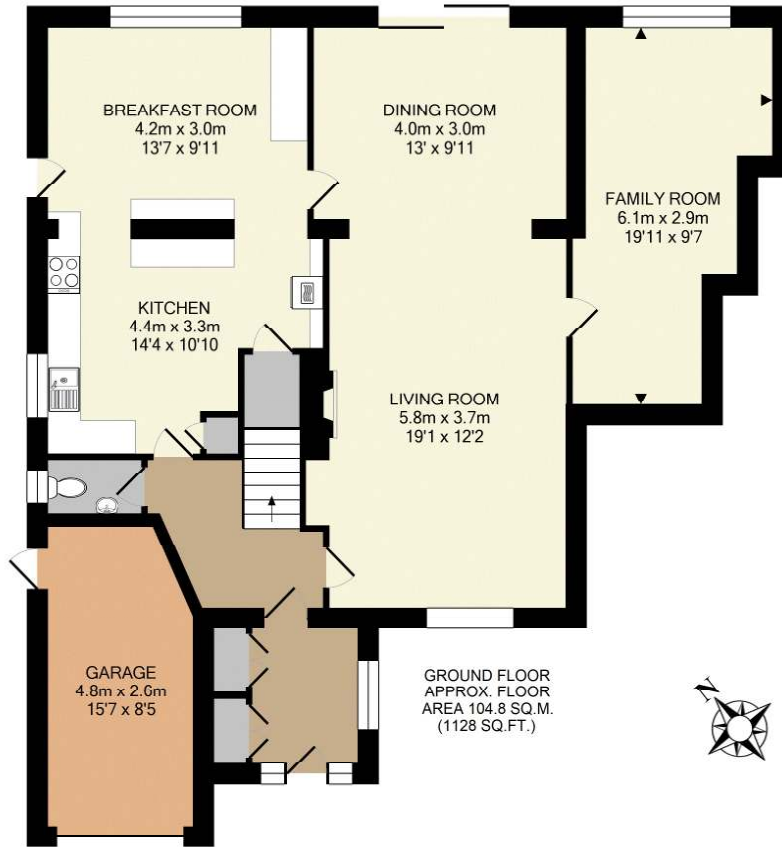
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £675,000 . . . 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 188.5 SQ.M. (2029 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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