



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

12 Cliffords Way, Bourne End Buckinghamshire SL8 5TR

**CLOAKROOM: SITTING ROOM WITH WOOD BURNER: DINING ROOM: CONSERVATORY
MODERN RE FITTED KITCHEN/BREAKFAST ROOM
FOUR BEDROOMS: FAMILY SHOWER ROOM: SOUTHERLY FACING REAR GARDEN
DRIVEWAY AND GARAGE: CUL DE SAC: CLAYTONS SCHOOL CATCHMENT
NO ONWARD CHAIN: EPC RATING D**



Description

A very well presented semi detached family home in a popular residential cul de sac within catchment for Claytons Primary School in Bourne End and Sir William Borlase's Grammar School in Marlow.

The property has been remodelled and extended over the years to provide spacious accommodation over three floors with a lovely southerly rear aspect.

The sitting room benefits from a wood burning stove and off the dining room is a conservatory overlooking the garden. The kitchen has been refitted with an extensive range of units above and below granite work tops and there is a door leading to the garden.

On the first floor are three bedrooms and a family bathroom with the master bedroom on the second floor with a range of fitted wardrobes and far reaching views.

Outside

The rear garden enjoys a southerly aspect with a raised paved patio area and is well stocked with mature flower and shrub borders and an attractive water feature.

To the front is small area of lawn and a driveway providing off street parking for about three cars leading to an attached garage with an up and over door.

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.

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

HMRC Anti Money Laundering

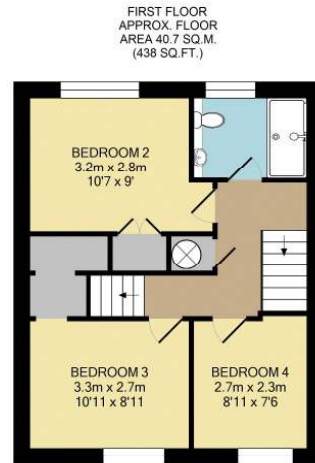
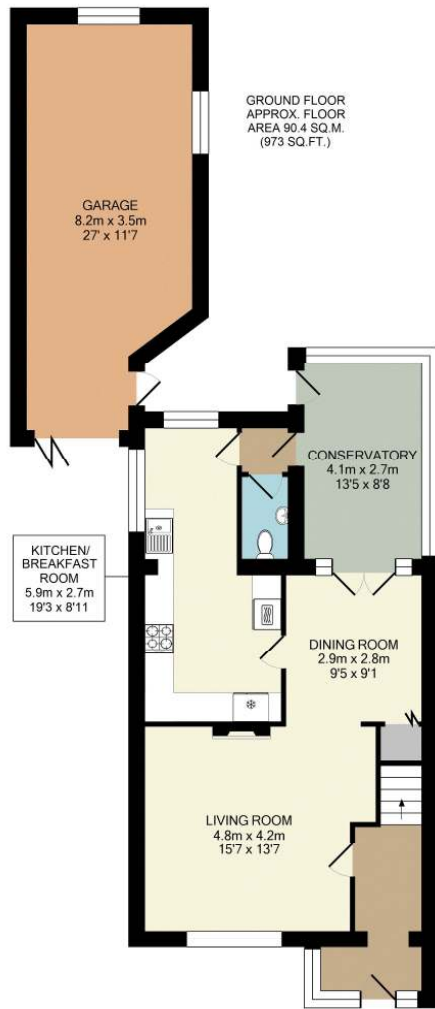
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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

GUIDE PRICE . . . £535,000 . . . 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 APROX. FLOOR AREA 151.8 SQ.M. (1633 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.

HUNT & NASH

Est. 1938

www.huntandnash.co.uk

naea
propertymark

PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 **OnTheMarket**.com