



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

1 Frank Lunnon Close, Bourne End Buckinghamshire SL8 5UF

**STYLISH TWO DOUBLE BEDROOM HOME: RECENTLY REFURBISHED
RECEPTION ROOM: MODERN FITTED KITCHEN: RE FITTED BATHROOM
FABULOUS DETACHED BRICK BUILT HOME OFFICE
OFF ROAD PARKING FOR TWO CARS: CONVENIENT LOCATION
EPC RATING C**



This superbly presented two double bedroom semi detached home has been recently refurbished and updated to provide comfortable tastefully decorated accommodation, conveniently located for the village centre and train station.

The reception room enjoys a front aspect and opens into a modern fitted kitchen with a range of matching wall and base units above and below wooden work tops with an inset sink unit and space for the usual appliances. There is a small breakfast bar and a door to the rear garden.

On the first floor there are two double bedrooms, both of which have air conditioning units on the walls and there is a modern bathroom fitted with a bath, low level WC and wash hand basin. Above the bath is a shower and a glass shower screen.

Not only has the property been updated internally but both the front and rear gardens have been redesigned and have been block paved for low maintenance. The front garden is enclosed with a low brick wall and double wooden gates. There is side access to the rear garden which provides a great deal of privacy and benefits from a detached brick built 4.2m x 3.4m home office which is a fantastic addition with a vaulted ceiling, a range of fitted units and an integrated wine fridge. This room is suitable for a range of uses and there is another door that leads out to the parking area that provides space for two cars, one in front of the other.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to 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.

HMRC Anti Money Laundering

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

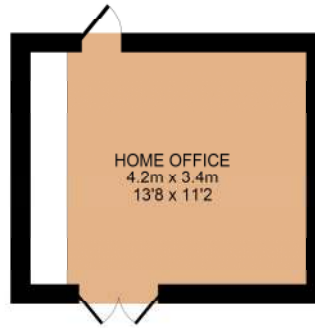
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

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

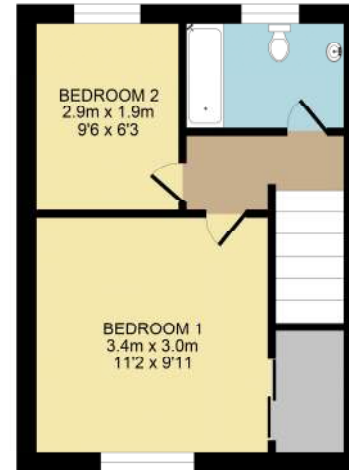
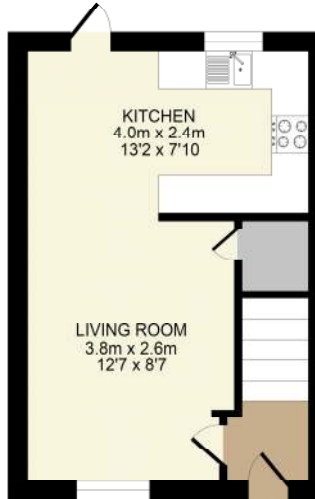
GUIDE PRICE . . . £395,000 . . . FREEHOLD

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 65.0 SQ.M. (700 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. 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

HUNT & NASH
Est. 1938 www.huntandnash.co.uk

naea
propertymark
PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 **OnTheMarket**.com