



35 Highfield Road, Bourne End Buckinghamshire SL8 5BE

**DETACHED TWO BEDROOM BUNGALOW IN NEED OF UPDATING
WONDERFUL OPPORTUNITY: CLOSE TO VILLAGE CENTRE
LARGE GARDEN: AMPLE PARKING: NO ONWARD CHAIN
EPC RATING E**



Description

A detached two double bedroom bungalow in need of complete renovation offering a wonderful opportunity to create a lovely family home within a short distance of Bourne End village centre.

Many of the bungalows in Highfield Road have been extended and remodelled to provide much more spacious accommodation and enquiries regarding this should be made to directly to Wycombe District Council.

At the present the accommodation comprises of a sitting room, kitchen, two bedrooms and a bathroom. The property benefits from solid fuel central heating (not tested), double glazing and there are solar panels on the roof for the hot water system.

An internal inspection is highly recommended at our open morning on August 3rd

Outside

To the front and to the side of the property is ample parking for several cars and the rear garden extends to around 100' with a very useful detached brick built workshop with power and light.

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

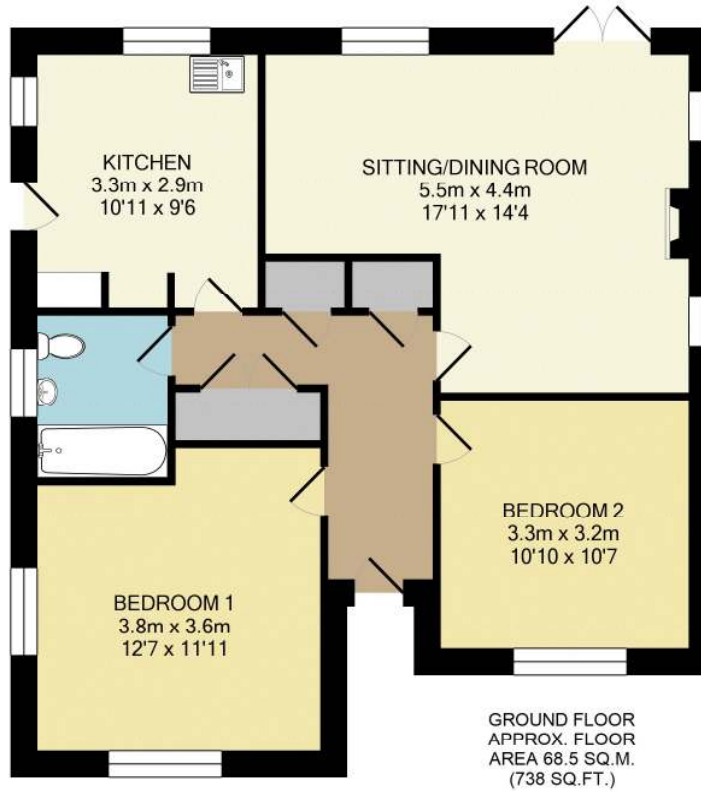
Directions

From our offices in Bourne End bear left at the mini roundabout into Cores End Road and take the first turning on the left in Highfield Road

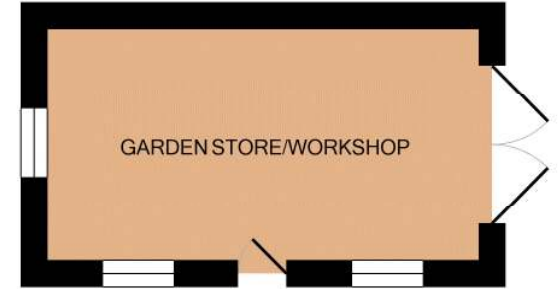
GUIDE PRICE . . . £410,000 . . . FREEHOLD

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



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.



OUTBUILDING
APPROX. FLOOR
AREA 18.2 SQ.M.
(196 SQ.FT.)



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





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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