



HUNT & NASH

Est. 1938

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# 8 Sycamore Close, Bourne End Buckinghamshire SL8 5UT

**ENTRANCE HALL: CLOAKROOM: KITCHEN WITH BUILT IN APPLIANCES  
LIVING ROOM: CONSERVATORY WITH DOUBLE DOORS TO GARDEN  
TWO DOUBLE BEDROOMS: BATHROOM: ALLOCATED PARKING  
CLOSE TO VILLAGE CENTRE: GAS CENTRAL HEATING  
EPC RATING D.**



## Description

A superbly presented terraced two bedroom property in a quiet cul de sac with allocated parking and a lovely south facing garden with conservatory.

The property has been beautifully maintained by the current owners and offers immaculate bright accommodation with good sized rooms and double doors leading from the conservatory to the garden.

Upstairs there are two double bedrooms, the second has the airing cupboard with plenty of storage and a family bathroom with a modern white suite and shower over the bath.

## Outside

The well maintained private south facing rear garden is laid mainly to lawn but there is a patio area for seating outside the patio doors. To the rear there is a gate leading to a footpath for access to Bourne End town centre less than a mile away.

Sycamore Close is a private quiet cul de sac and there is an allocated parking space together with several spaces for visitor parking. The property also has a small store at the front.

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.

### 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 . . . £349.950 . . . FREEHOLD**

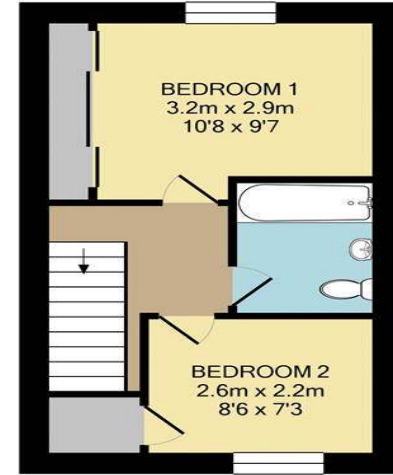
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 38.6 SQ.M.  
(416 SQ.FT.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 26.9 SQ.M.  
(289 SQ.FT.)



TOTAL APPROX. FLOOR AREA 65.5 SQ.M. (705 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. 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 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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