



# HUNT & NASH

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# Fairlawns, Hedsor Road, Bourne End Buckinghamshire SL8 5DH

**TWO BEDROOM DETACHED BUNGALOW  
L-SHAPED RECEPTION ROOM WITH SEPARATE SITTING & DINING AREAS  
KITCHEN: CONSERVATORY: MATURE FRONT & REAR GARDENS  
DETACHED DOUBLE GARAGE: LEVEL WALK TO VILLAGE CENTRE  
NO ONWARD CHAIN: EPC RATING D**



Situated within a level walk of Bourne End village centre, this two bedroom detached bungalow sits on a generous, mature plot ideally located for Bourne End Railway Station and The River Thames too.

The accommodation comprises of an L-Shaped reception room with an attractive fireplace and separate areas for sitting and dining. There are double doors to the rear garden from the sitting area and double doors into the conservatory from the dining area. The kitchen enjoys a rear aspect over the garden and would ideally benefit from updating and there is also access to the garden through the back door.

The master bedroom is fitted with a range of matching wardrobes and chests of drawers and the second bedroom also benefits from fitted furniture. The bathroom is of a coloured suite comprising of a bath, WC and wash hand basin.

The front garden is stocked with a variety of mature shrubs and the property is set well back from the road with off road parking behind wrought iron gates. The rear garden is a lovely size and is mainly lawn with mature, well stocked flower and shrub borders. There is a **detached brick built double garage** at the far end of the garden that is accessed via the neighbouring lane.

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

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

## GUIDE PRICE . . . £625,000 . . . 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](mailto:bourneend@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

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