



HUNT & NASH

Est. 1938

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8 Brent Road, Bourne End Buckinghamshire SL8 5LU

**SEMI DETACHED FAMILY HOME IN A QUIET CUL DE SAC
CENTRAL LOCATION: THREE BEDROOMS
SPACIOUS SITTING ROOM: FABULOUS MODERN KITCHEN
REFITTED BATHROOM: TWO WOOD BURNING STOVES
TASTEFUL DÉCOR: ENCLOSED REAR GARDEN
GARAGE: NO ONWARD CHAIN: EPC RATING C**



Offered to the market with no onward chain this three bedroom semi detached family house is in a quiet centrally located cul de sac just a short distance from all the local amenities on offer in Bourne End.

The spacious sitting room enjoys a front aspect through a large window allowing plenty of natural light and there is an attractive wood burning stove and contemporary style radiators. The kitchen/dining room is of a particularly good size and again has a lovely wood burning stove and is fitted with an extensive range of modern units with integrated appliances. Off the kitchen is a useful rear lobby/utility room with access to the garden.

On the first floor there are three bedrooms and a stylish modern re fitted bathroom suite.

The rear garden extends to over 60' and enjoys a south easterly aspect. There are various sheds and seating areas and at the far end is a detached single garage behind wooden gates.

Bourne End is a popular Buckinghamshire village on The River Thames 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 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 . . . £435,000 . . . FREEHOLD

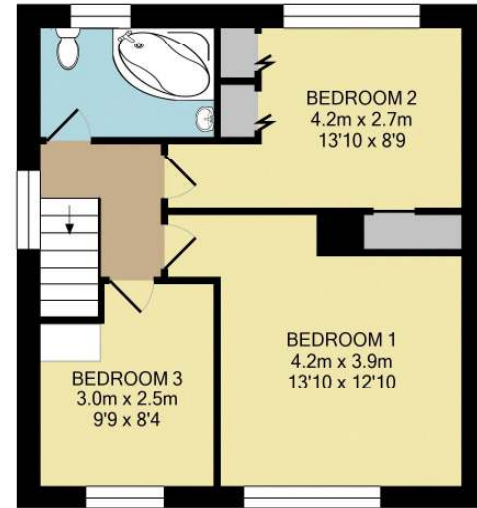
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 100 SQ.M. (1074 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. Not to scale. www.huntandnash.co.uk



FIRST FLOOR





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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