



HUNT & NASH

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Mayfly, Riverside, Bourne End Buckinghamshire SL8 5RF

**VERY RARE OPPORTUNITY: DETACHED THAMESIDE LODGE
FOUR BEDROOMS: STUNNING VIEWS: DELIGHTFUL GARDENS
72' RIVER THAMES FRONTAGE: NO ONWARD CHAIN
PARKING: MOORING & SLIPWAY**



Description

A rare opportunity to purchase a detached four bedroom Thameside property with 72' River Thames frontage including a mooring and a slipway.

This timber framed lodge enjoys fabulous views over The River Thames and open countryside beyond and would now benefit from some updating and refurbishment. The accommodation is bright and airy and the sitting room certainly takes advantage of the location and view.

Riverside is an unmade single track lane that runs between The River Thames and Upper Thames Way. The lane leads to Upper Thames Sailing Club and access to Mayfly is available both on foot or by car by crossing the Marlow to Bourne End railway line that runs behind the property.

At the front and side of the property is an enclosed well maintained garden with an area for off road parking/boat trailer storage. The Thameside paved garden and mooring are the other side of the lane accessed via a private wrought iron gate.

Mayfly will be sold subject to, and with the benefit of, all wayleaves, easements and rights of way, whether mentioned in these particulars or not and is offered for sale with no onward chain.

Local Authority: Wycombe District Council 01494 461000 **Council Tax:** Band D

HMRC Anti Money Laundering

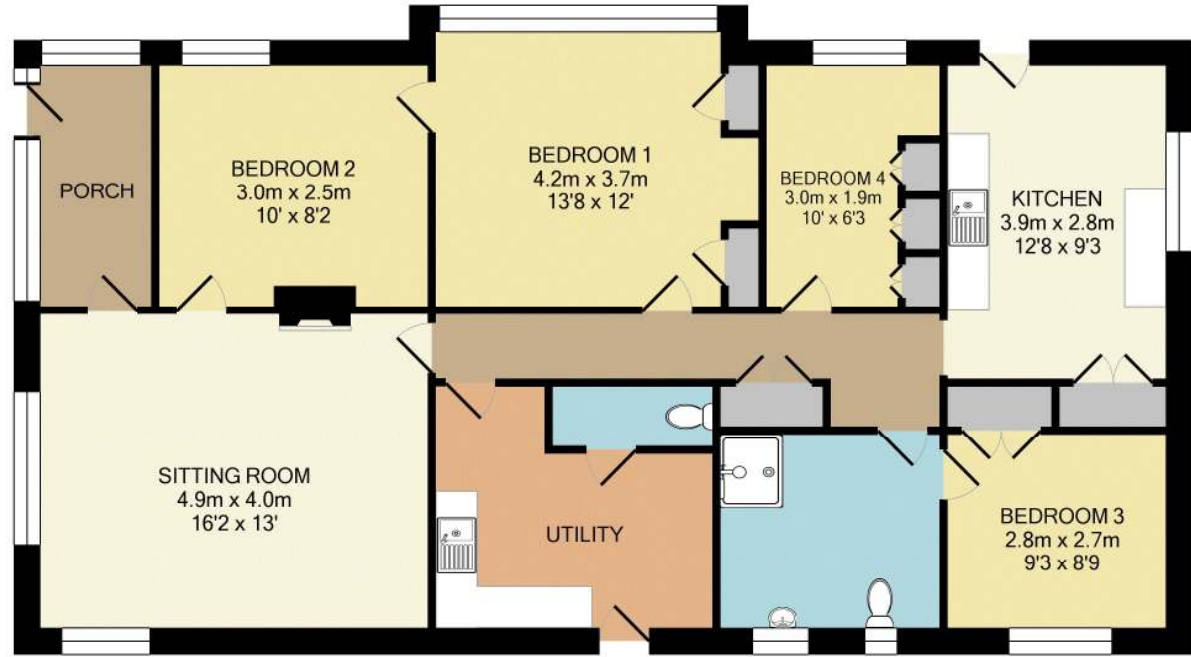
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £750,000 . . . FREEHOLD

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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 error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. Produced for 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 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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