



HUNT & NASH

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# Dalehurst, Marlow Road, Bourne End Buckinghamshire SL8 5NL

**FOUR BEDROOM DETACHED FAMILY HOUSE: SPACIOUS ACCOMMODATION  
LARGE RECEPTION ROOM WITH SEPARATE SITTING AND DINING AREAS  
FAMILY ROOM: MODERN FITTED KITCHEN: EN SUITE TO MASTER BEDROOM  
LOFT ROOM: FAMILY BATHROOM: CLOAKROOM: LARGE GARAGE WITH UTILITY AREA  
60' REAR GARDEN: AMPLE PARKING: CONVENIENT LOCATION: EPC RATING TBC**



## Description

An attractive four bedroom detached family home providing spacious accommodation throughout, within a very convenient setting, close to the village centre. The accommodation is in need of some updating and is arranged over three floors including a lovely double aspect reception room with separate sitting and dining areas, a modern fitted kitchen and a delightful family room all on the ground floor.

On the first floor are four generous bedrooms including a master bedroom with an en suite shower room. There is a family bathroom and from one of the bedrooms is a staircase leading to a very useful loft room with a Velux window at the rear.

To the front of the property is an attractive block paved driveway providing ample off road parking for a number of cars that leads to a 26' long integral garage with a utility area at the rear and a door into the property. The rear garden is mainly lawn and is well stocked with a variety of trees and shrubs, mature flowerbed borders, a pond and a patio.

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's 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.

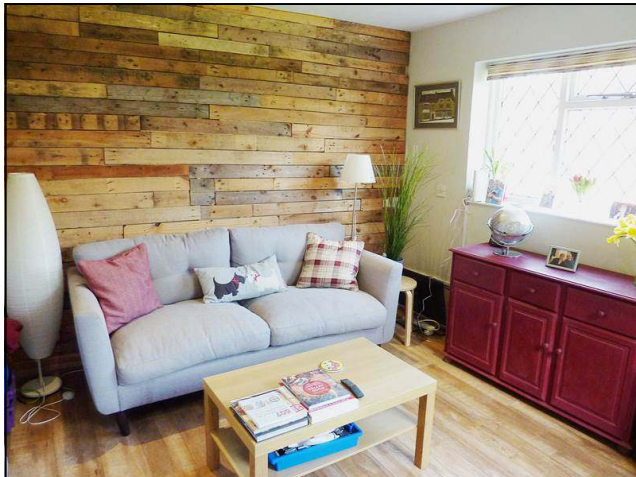
## Directions

From our office head towards Marlow and Dalehurst will be found on the right hand side shortly after the turning for Blind Lane

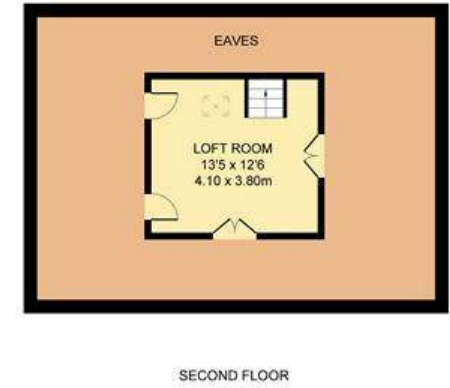
## GUIDE PRICE . . . £735,000 . . . FREEHOLD

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)



TOTAL APPROX. FLOOR AREA 184.0 SQ.M. (1981 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. Produced for Hunt and Nash Estate Agents



### 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

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





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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