



HUNT & NASH

Est. 1938

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2 Furlong Close, Bourne End Buckinghamshire SL8 5AB

**SUPERBLY DECORATED TERRACED FAMILY HOUSE: QUIET CUL DE SAC
CENTRAL LOCATION: THREE DOUBLE BEDROOMS: RE FITTED FAMILY BATHROOM
SPACIOUS RECEPTION ROOM: MODERN KITCHEN: GAS CENTRAL HEATING
OFF ROAD PARKING FOR TWO CARS: INTEGRAL GARAGE
LEVEL WALK TO VILLAGE CENTRE AND TRAIN STATION: EPC RATING C**



Ideally located within a short, level walk of the train station and the village centre is this superbly presented three bedroom family home in a quiet cul de sac.

The spacious accommodation comprises of a double aspect reception room with a wooden floor that leads to a refitted modern kitchen with plenty of cupboards and drawers, integrated appliances and a door to the rear garden.

Of particular note is the size of the three double bedrooms on the first floor that are complemented by a stylish refitted bathroom and plenty of natural light .

To the front of the property is a driveway providing off road parking for two vehicles that leads to an integral garage, with an up and over door.

The rear garden is well maintained and laid mainly to lawn with a small patio area adjacent to the kitchen and a rear gate for garden waste disposal.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. 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

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 . . . £420,000 . . . FREEHOLD

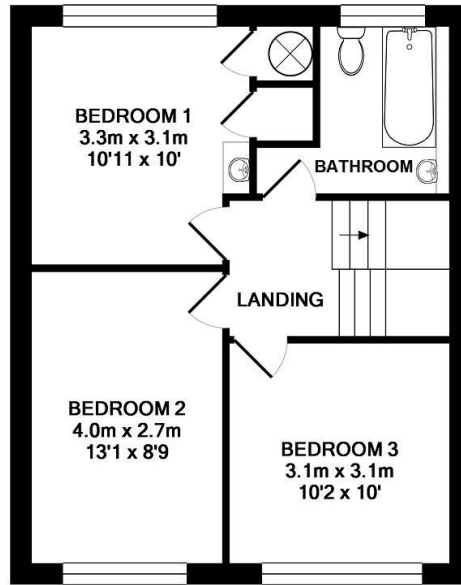
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

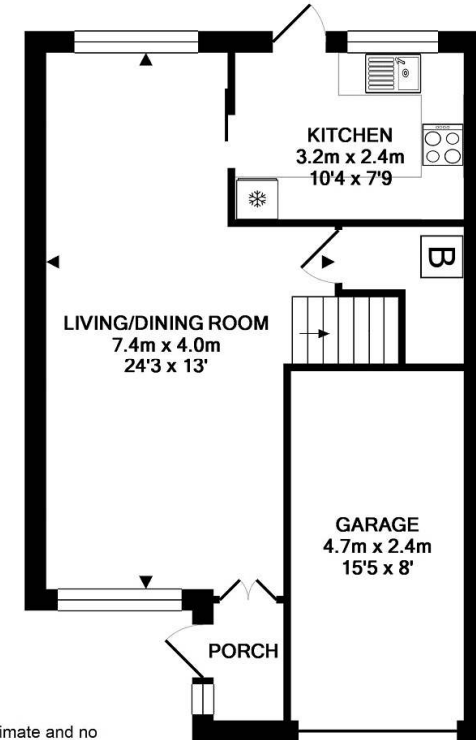
Viewing By Appointment
Email: bourneend@huntandnash.co.uk



1ST FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 49.3 SQ.M.
(531 SQ.FT.)



TOTAL APPROX. FLOOR AREA 92.4 SQ.M. (995 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 not to scale and is for illustrative purposes only and should be used as such. Plan produced for Hunt and Nash



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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