

HUNT & NASH

Est. 1938

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Waters Edge, The Avenue, Bourne End Buckinghamshire SL8 5QY

**DETACHED FAMILY HOME IN THE HEART OF THE ABBOTSBROOK ESTATE
SPACIOUS ENTRANCE HALL: CLOAKROOM: LARGE RECEPTION ROOM
MODERN KITCHEN/DINING ROOM: CONSERVATORY
THREE DOUBLE BEDROOMS: FAMILY BATHROOM
DELIGHTFUL STREAMSIDE GARDENS WITH SWIMMING POOL: DETACHED GARAGE
GRAVELLED DRIVEWAY: WONDERFUL OPPORTUNITY
NO ONWARD CHAIN: EPC RATING E**



An attractive and well presented three bedroom detached family house in the very heart of The Abbotsbrook Estate conservation area. This private estate covers some 45 acres with several streams/brooks slowly meandering towards The River Thames.

This charming house is in need of some updating, and we feel therefore this property presents a wonderful opportunity for someone to create a very special home in this highly sought after location, subject to obtaining any necessary consent.

A sweeping gravelled driveway behind high laurel hedges leads to a detached garage and provides ample parking for a number of cars. The mature hedges afford plenty of privacy on all sides. The garden is laid mainly to lawn with well stocked flower and shrub borders with the western boundary adjoining one of the many streams.

There is also a well maintained swimming pool and raised seating areas.

Agent's Note: There is an annual contribution of about £475 towards the general upkeep and maintenance of the private estate .

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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.

HMRC Anti Money Laundering

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

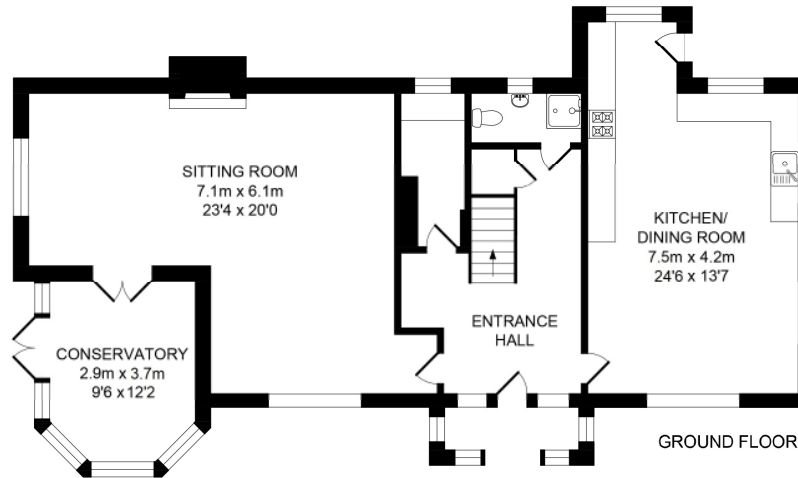
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

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

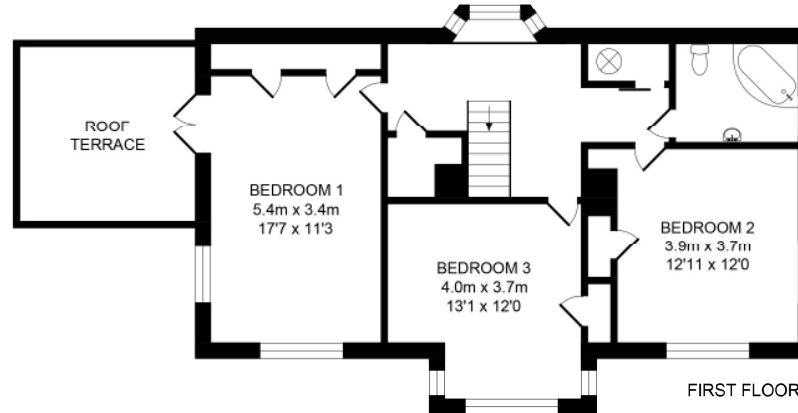
GUIDE PRICE . . . £1,250,000 . . . FREEHOLD

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

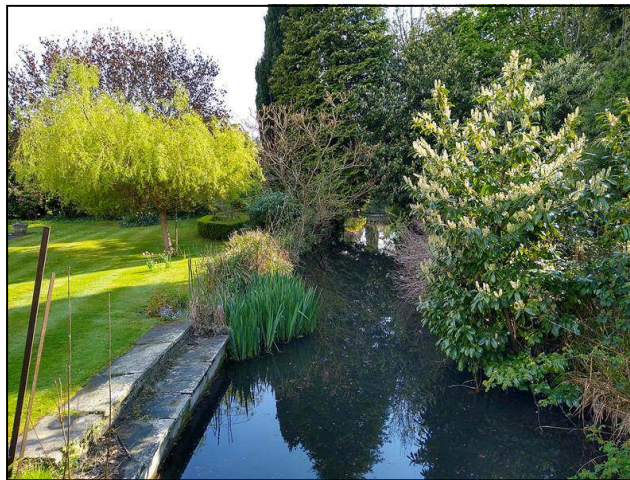
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



GARAGE



TOTAL APPROX FLOOR AREA
188.0 SQ.M. (2024 SQ.FT.)
INC. GARAGE APPROX. FLOOR
AREA 17.0 SQ.M. (183 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 and should be used as such.
Not to scale. www.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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