



HUNT & NASH

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14 Fieldhead Gardens, Bourne End Buckinghamshire SL8 5RN

**THREE STOREY TOWNHOUSE IN A QUIET CUL DE SAC
CLOSE TO VILLAGE CENTRE AND RAILWAY STATION: POPULAR LOCATION
CLOAKROOM: KITCHEN/BREAKFAST ROOM
LARGE FIRST FLOOR SITTING ROOM: MASTER BEDROOM WITH EN SUITE BATHROOM
THREE FURTHER BEDROOMS: FAMILY BATHROOM
PARKING FOR TWO CARS: INTEGRAL GARAGE: EPC RATING D**



Well presented four bedroom, three storey townhouse in a popular, quiet cul de sac within a short walk of the train station, River Thames and the village shops.

On the ground floor there is a generous kitchen/breakfast room with access out to the rear garden, plus there is a cloakroom and an integral garage. The first floor comprises of a spacious sitting room with a large splay bay window and there is the master bedroom with an en suite bathroom.

On the second floor there are three further bedrooms plus the family bathroom.

To the front of the property is a block paved driveway providing off road parking for two cars. The rear garden* has been landscaped to provide a paved patio area and there are areas of lawn with some mature trees and shrubs.

****At the far end of the garden there is a strip of land that has been incorporated within the boundary of the rear garden. This strip of land is not on the deeds of the property but the seller will provide a Statutory Declaration as to the use and enjoyment of the land on completion.***

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 Beaconsfield, 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

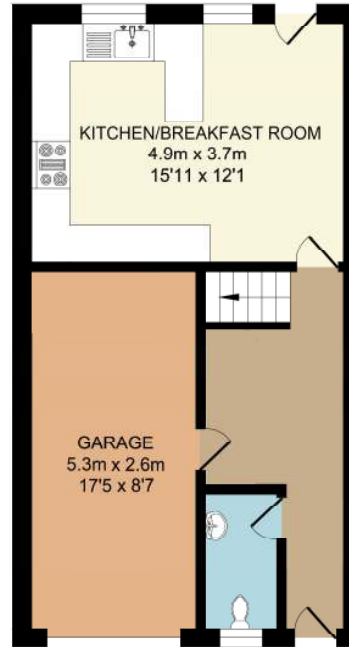
GUIDE PRICE . . . £625,000 . . . FREEHOLD

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

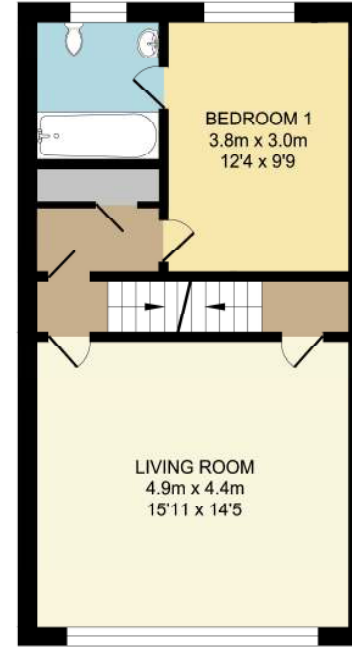
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



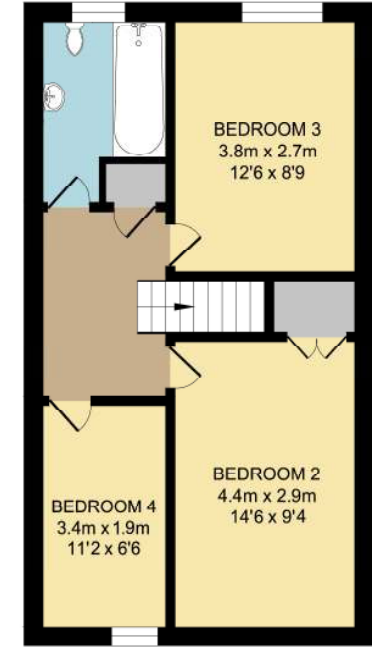
TOTAL APPROX. FLOOR AREA 134.7 SQ.M. (1449 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 purchase or furnishings.

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