



HUNT & NASH

Est. 1938

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4 Evenlode Road, Bourne End Buckinghamshire SL8 5ND

**ENTRANCE HALL: SITTING ROOM WITH ATTRACTIVE FIREPLACE: LARGE MODERN
KITCHEN/BREAKFAST ROOM: THREE BEDROOMS: FAMILY BATHROOM
DOUBLE GLAZING: GAS CENTRAL HEATING
SOUTH FACING REAR GARDEN WITH RAISED PATIO: BRICK BUILT STORAGE:
NO ONWARD CHAIN : EPC RATING C**



Description

This well presented three bedroom terraced family home is conveniently placed for the village centre and is also within walking distance of both primary and secondary schools in Bourne End.

The ground floor has been remodelled over the years and now provides a front aspect sitting room with an attractive fireplace and a modern spacious kitchen/breakfast room taking full advantage of the lovely southerly aspect.

On the first floor are two double bedrooms plus a good size third bedroom and there is a family bathroom. Access to the loft is from the landing and many neighbouring properties have in fact converted the roof space into further accommodation and we would advise anyone contemplating this to contact Wycombe District Council beforehand.

Outside

A low brick wall encloses the front garden with a path leading to the front door. There is shared access to the rear between numbers 4 & 5 and the rear garden enjoys a southerly aspect with a raised paved patio area and an area of lawn.

Adjacent to the rear of the house is a brick built outhouse/storage area that houses the gas fired boiler for the central heating and hot water.

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

HMRC Anti Money Laundering

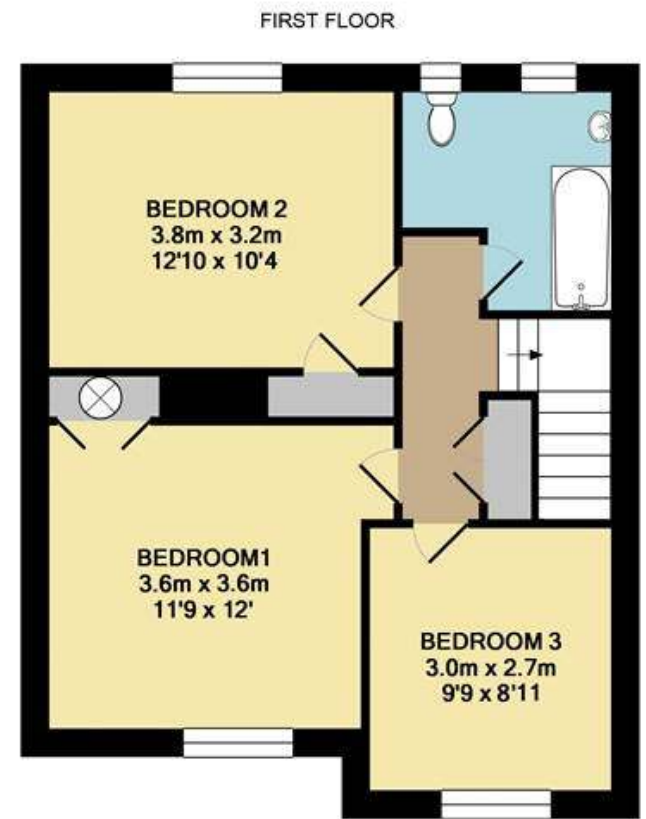
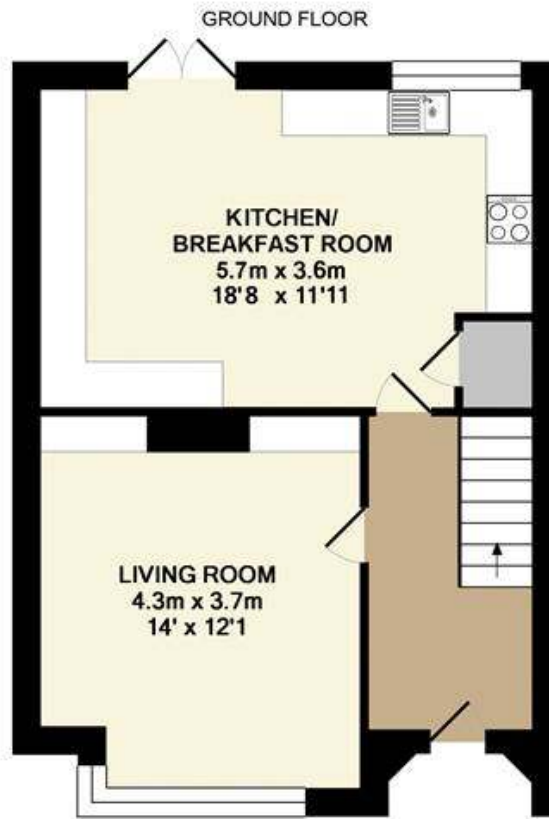
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is 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 . . . £385,000 . . . 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 92.9 SQ.M. (1000 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. 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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