

HUNT & NASH

Est. 1938

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Park View Cottage, Furlong Close Bourne End, Buckinghamshire SL8 5AB

**OPEN PLAN LIVING SPACE WITH WELL EQUIPPED KITCHEN: MASTER BEDROOM WITH EN SUITE SHOWER ROOM: TWO FURTHER BEDROOMS: STYLISH BATHROOM TASTEFUL DECOR: UNDERFLOOR HEATING: AIR SOURCE HEAT PUMP
DETACHED GARAGE: AMPLE PARKING: LOVELY GARDEN WITH LARGE DECK
VIEW ACROSS BOURNE END RECREATION GROUND
NO ONWARD CHAIN: COUNCIL TAX BAND E: EPC RATING D**



A truly unique property, individually designed to make use of the space and light afforded and to take advantage of the fabulous rear view across Bourne End Recreation Ground. A particular feature is the open plan living space with full width bi folding doors that create such a fabulous entertaining area with a modern integrated kitchen and under floor heating throughout, via an air source heat pump.

There are two bedrooms on the ground floor complemented by a stylish fully tiled bathroom and on the first floor is a master bedroom with a great view and an en suite shower room. The loft space is a very useable boarded room but with a very low roof line and enquiries should be made with Wycombe District Council to see whether the roof line can be raised to be able to create a fourth bedroom.

At the front of the property is a gravelled parking area and a detached oversized single garage with an electric roller door and storage in the roof space.

A paved path leads past the front door to the rear garden that is very well maintained and is well stocked with a variety flowers and shrubs with a large wooden deck adjoining the rear of the property. At the far end of the garden is a wrought iron fence with a gate leading directly onto Bourne End Recreation Ground.

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.

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

* Please note this cottage is not on mains drainage and there is a septic tank in the rear garden

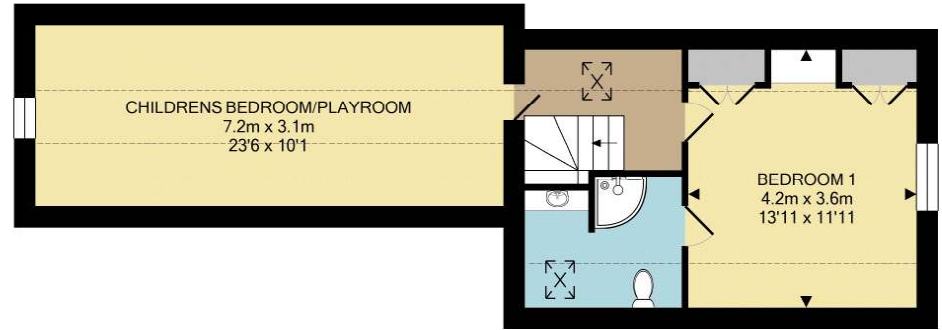
GUIDE PRICE . . . £625,000 . . . FREEHOLD

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



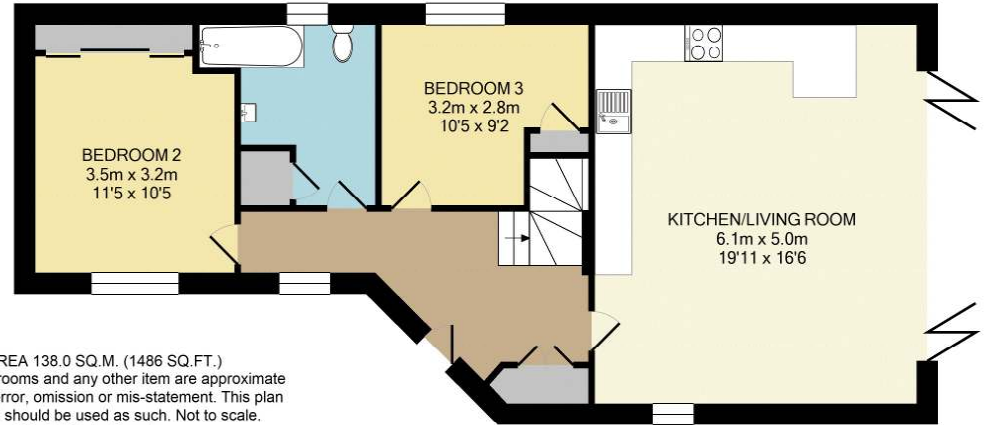
FIRST FLOOR
APPROX. FLOOR
AREA 49.4 SQ.M.
(532 SQ.FT.)



GARAGE
APPROX. FLOOR
AREA 17.6 SQ.M.
(189 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 71.0 SQ.M.
(765 SQ.FT.)



TOTAL APPROX. FLOOR AREA 138.0 SQ.M. (1486 SQ.FT.)

All measurements of doors, windows, rooms and any other item 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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