



HUNT & NASH

Est. 1938

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26 Greenside, Bourne End, Buckinghamshire SL8 5TW

SUMMARY

**ENTRANCE HALL: SITTING ROOM: FAMILY ROOM: OPEN PLAN KITCHEN/DINING ROOM
THREE BEDROOMS: FIRST FLOOR BATHROOM AND SEPARATE WC
GROUND FLOOR SHOWER ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING
OFF ROAD PARKING: SECLUDED REAR GARDEN
CLAYTONS SCHOOL CATCHMENT**



Description

Situated in a very popular residential part of the village this three bedroom semi detached family house has been extended at ground floor level to provide spacious living accommodation that is very well presented throughout.

The extension has been cleverly designed to enlarge the kitchen/dining room and therefore it is now possible to have a formal sitting room, a family room and somewhere still to eat. The entrance hall and sitting room have an oak wooden floor and in the sitting room is an attractive open limestone fireplace. A laminate floor extends through the kitchen and there are patio doors to the rear garden from the family room. The ground floor shower room has recently been refitted.

On the first floor are three good size bedrooms, plus a family bathroom and a separate WC. *It is worth noting that this property has previously had planning permission granted for a further extension, that has now lapsed, but details of this can be found using the Public Access area of Wycombe District Council website quoting Reference Number **15/07783/FUL**.

"In accordance with section 21 of the Estate Agents Act 1979 we declare that there is a personal interest in the sale of this property which is being sold on behalf of a member of staff."

Outside

To the front of the property is an area of lawn and a block paved driveway providing off road parking. A wooden gate leads to the side of the house and to the rear garden that is mainly lawn with a paved patio and an area of lawn with mature flower and shrub borders. Along the side of the property is a useful covered area for bicycles and firewood.

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). Heathrow Airport is approximately 18 miles distant.

HMRC Anti Money Laundering

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

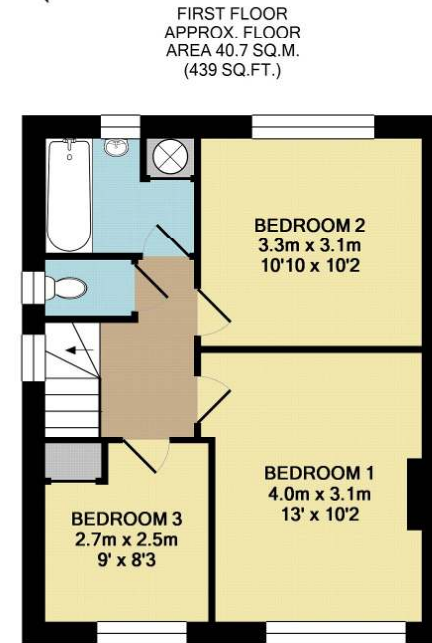
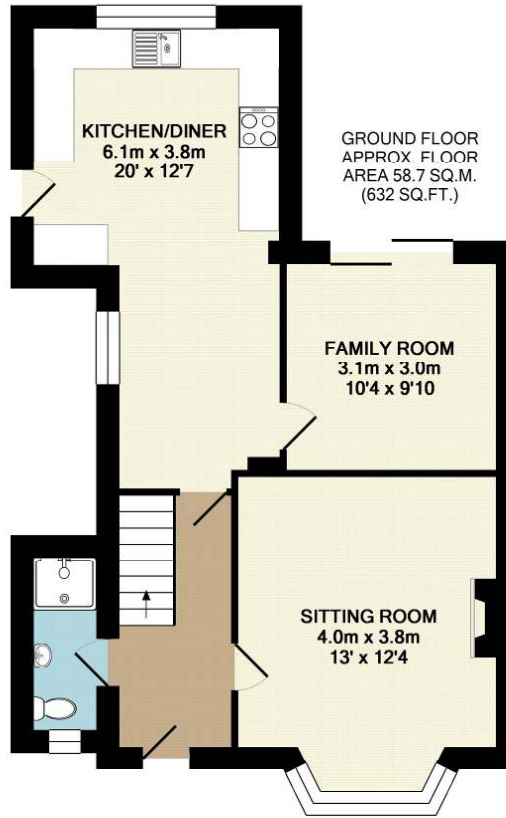
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £475,000 . . . FREEHOLD

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

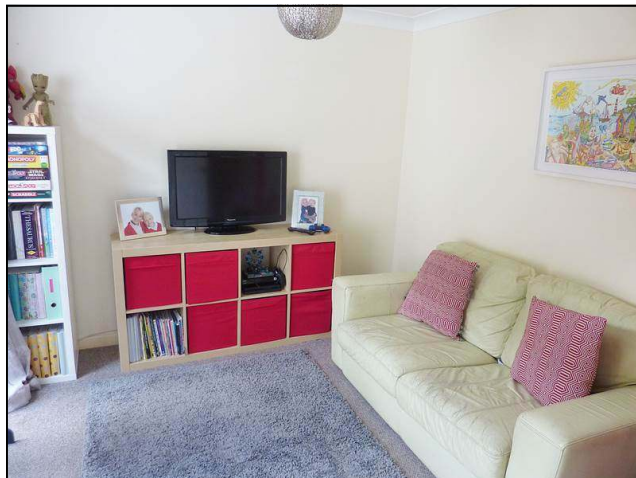
Tel: 01628 522568

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



TOTAL APPROX. FLOOR AREA 99.4 SQ.M. (1071 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





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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