

HUNT & NASH

Est. 1938

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23 West Ridge, Bourne End Buckinghamshire SL8 5BU

**STYLISH ACCOMMODATION: OPEN PLAN LIVING SPACE: MODERN FITTED KITCHEN
CONTEMPORARY DESIGN: SEPARATE SITTING ROOM: THREE DOUBLE BEDROOMS
RE FITTED BATHROOM AND SHOWER ROOM: UTILITY ROOM
LOVELY REAR GARDEN: AMPLE OFF ROAD PARKING
SOUGHT AFTER LOCATION IN A PRIVATE ROAD: EPC RATING C**



Stunning three bedroom semi detached family home that has been superbly extended and remodelled to provide a fabulous open plan living space taking full advantage of the lovely rear aspect. Across the rear of the property are bi folding patio doors that open up to fully complement this beautiful space that is fitted with a range of modern/contemporary kitchen units with 'Staron' solid surface worktops and a matching island unit. There is space for a large dining table and a seating area.

For quieter evenings, or even as a fourth double bedroom, there is a separate sitting room enjoying a front aspect over a central green. The third bedroom is on the ground floor and benefits from fitted furniture, there is an adjacent re fitted shower room and also a separate utility room.

On the first floor are two more double bedrooms and the master bedroom is of a particularly generous size enjoying a double aspect to both the front and rear. The family bathroom has also been re fitted with a bath, basin and WC in a modern design with attractive tiling and a shower above the bath

To the front of the property is a pebbled driveway providing plenty of off road parking and there is side access to the rear garden that enjoys a westerly aspect with a large area of lawn and an impressive natural stone raised patio area across the rear of the property. At the far end is a further seating area and a large wooden shed.

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 Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

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

HMRC Anti Money Laundering

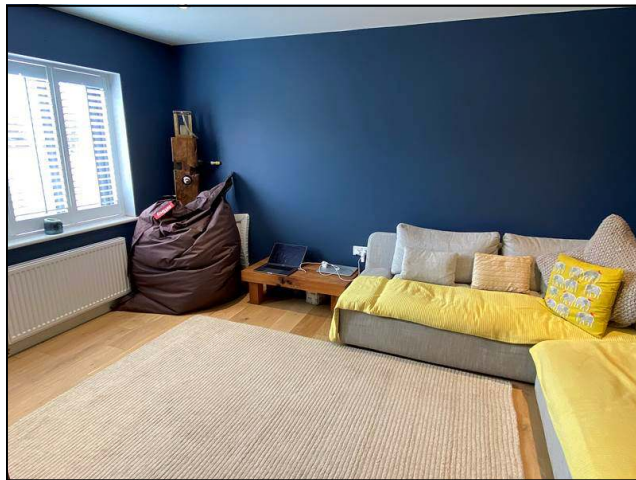
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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

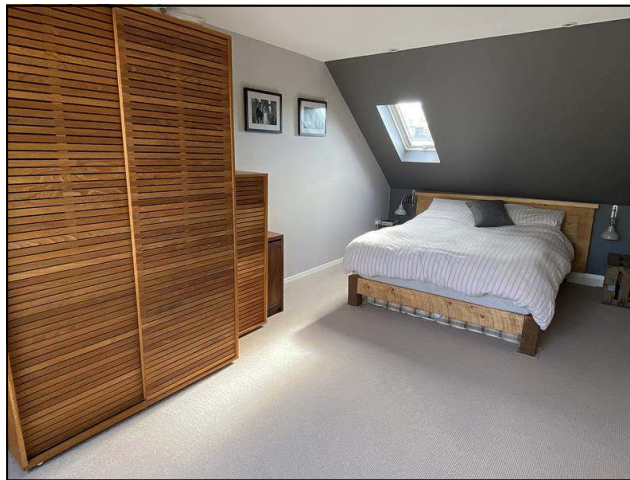
GUIDE PRICE . . . £640,000 . . . FREEHOLD

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 118.0 SQ.M. (1270 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 warrant 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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