



HUNT & NASH

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# 19 Waborne Road, Bourne End Buckinghamshire SL8 5LL

**SITTING ROOM: FAMILY ROOM: KITCHEN/BREAKFAST ROOM: UTILITY  
MASTER BEDROOM WITH EN SUITE: THREE FIRST FLOOR BEDROOMS  
FAMILY BATHROOM: ENCLOSED REAR GARDEN: POPULAR LOCATION  
WALKING DISTANCE TO PRIMARY AND SECONDARY VILLAGE SCHOOLS  
CATCHMENT FOR LOCAL GRAMMAR SCHOOLS: EPC RATING D**



A greatly improved and extended semi detached family home overlooking a small green to the front offering spacious and versatile living accommodation, situated within half a mile walk of Bourne End Train Station and Village Centre.

The accommodation comprises of an entrance hall, a sitting room with an attractive fireplace, a large kitchen//diner that opens into a family room with access to the rear garden, plus there is a small utility room.

The master bedroom is on the ground floor with an en-suite bathroom with under floor heating and on the first floor there are three bedrooms, a family bathroom and a large boarded loft with power and light.

The roof space does benefit from Velux windows and potential to for conversion (subject to necessary permissions).

Outside there is a fully enclosed low maintenance rear garden with space for a garden shed and to the front there is hard standing with potential to create off road parking. Enquiries should be directed to Buckinghamshire Council with regard to dropping the kerb.

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.

## **HMRC Anti Money Laundering**

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

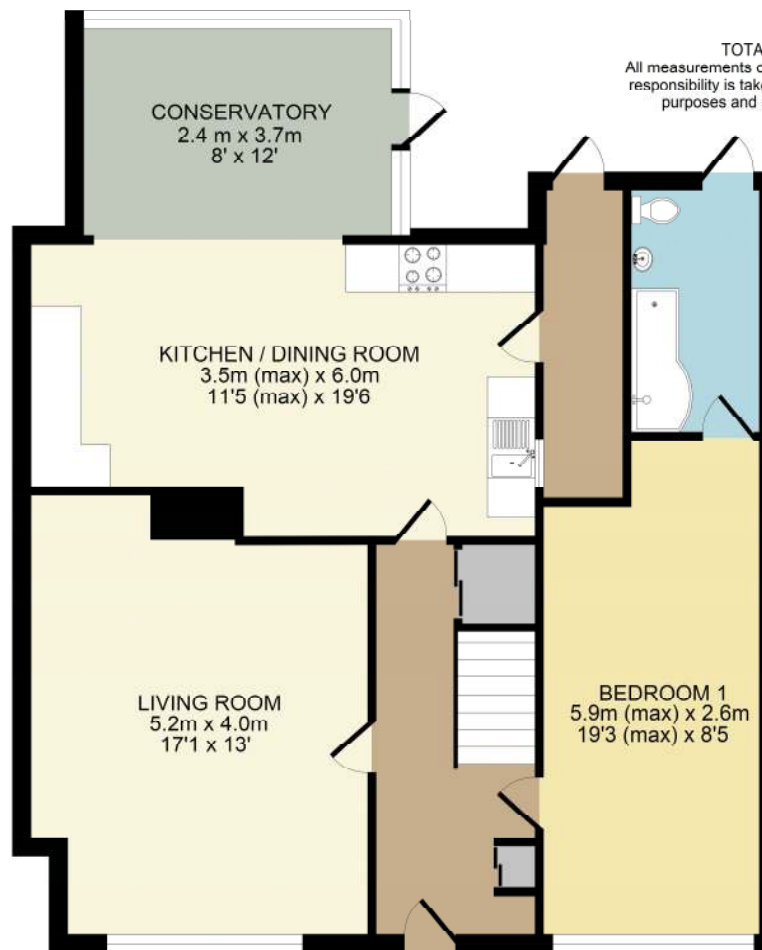
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

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

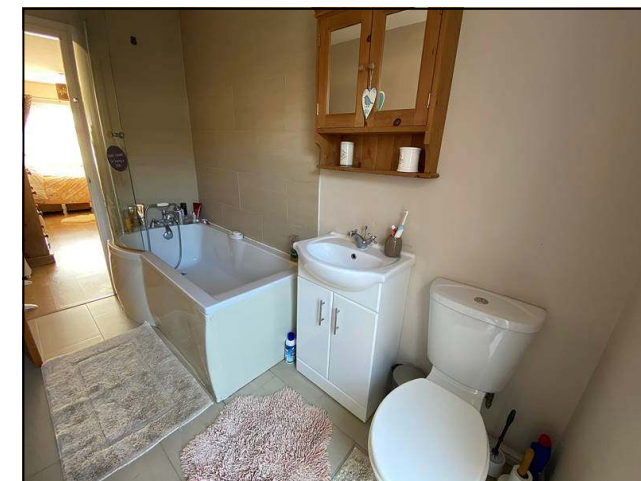
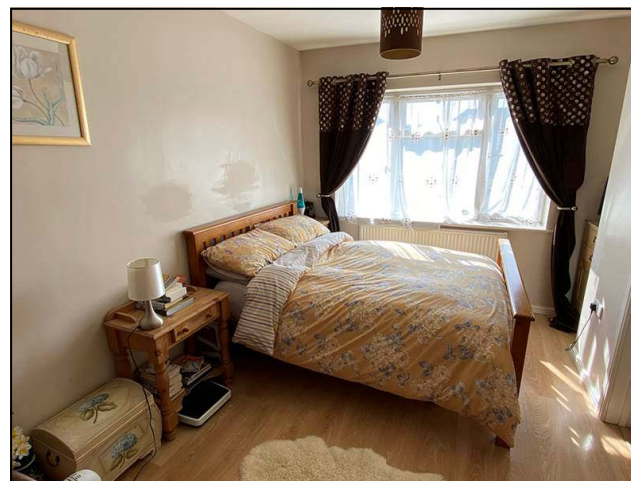
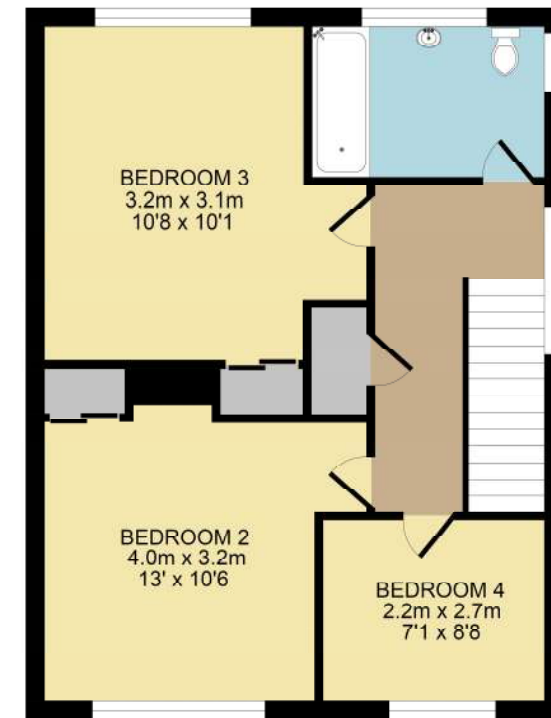
## GUIDE PRICE . . . £495,000 . . . FREEHOLD

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](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 122.6 SQ.M. (1319 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 and should be used as such. Not to scale. [www.huntandnash.co.uk](http://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 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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