



HUNT & NASH

Est. 1938

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9 Wendover Road, Bourne End Buckinghamshire SL8 5NS



**DETACHED FAMILY HOUSE CLOSE TO CLAYTONS PRIMARY SCHOOL
TWO RECEPTION ROOMS: KITCHEN: CLOAKROOM
THREE BEDROOMS: BATHROOM
FABULOUS REAR GARDEN: DRIVEWAY & GARAGE
NO ONWARD CHAIN: EPC RATING E**

Description

Now vacant and offered for sale with no onward chain this three bedroom detached family home is ideally placed within a short level walk of Claytons Primary and within half a mile of Bourne End village centre.

The accommodation is generally well presented throughout but would benefit from some updating however the rooms are all of a good size and enjoy plenty of natural light.

On the ground floor is a bright front aspect sitting room with an attractive fireplace that opens into the dining room with patio doors out to the garden. The kitchen is fitted with a range of matching wall and base units with contrasting worktops and some built in appliances.

Completing the ground floor is a cloakroom and on the first floor are three bedrooms and a family bathroom.

Many similar homes in the road have been altered and extended and there is certainly space to do that here, subject to obtaining the necessary consent.

Outside

A particular feature of this lovely property is the rear garden that enjoys a westerly aspect and extends to over 80', laid mainly to lawn with mature flower and shrub borders, a paved patio area and an ornamental fish pond.

To the front is a mature garden with a driveway providing off street parking, leading to a detached garage.

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 and Wycombe High School.

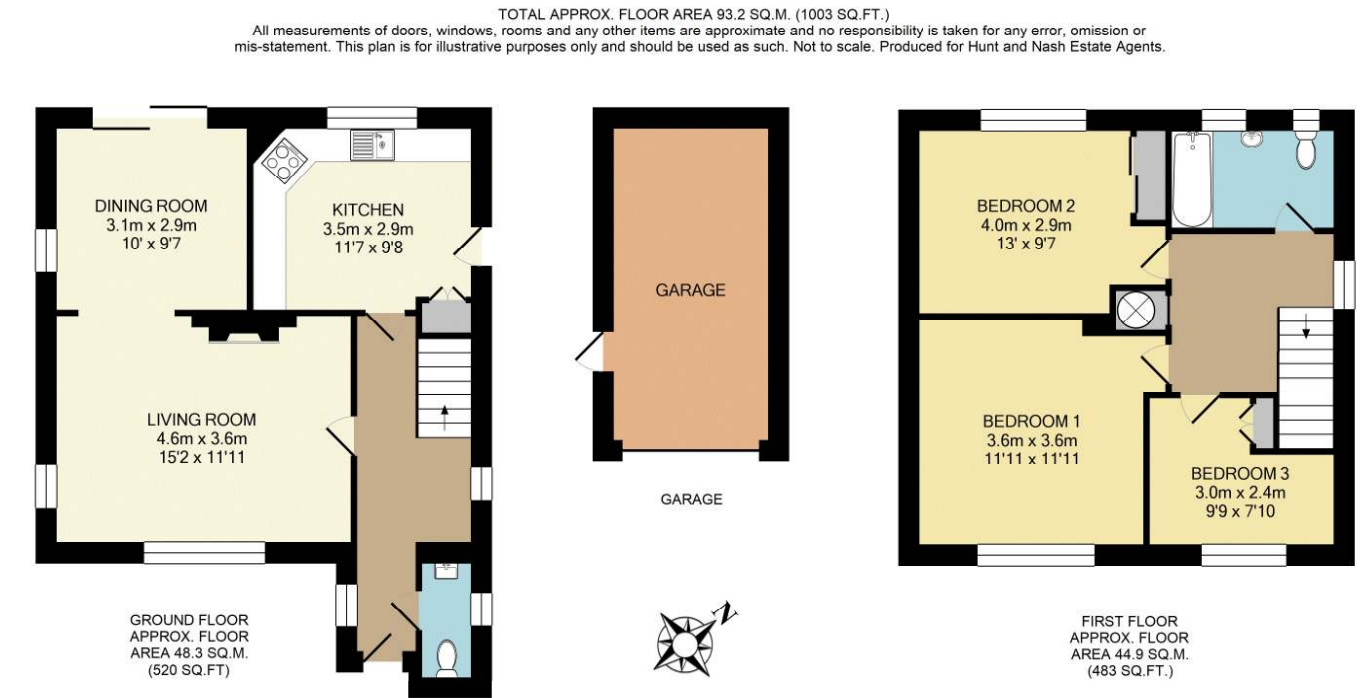
There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor

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

GUIDE PRICE . . . £550,000 . . . 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



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





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.