



HUNT & NASH

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# 33 Southbourne Drive, Bourne End Buckinghamshire SL8 5RY

**CLOAKROOM: RECEPTION ROOM: L-SHAPED KITCHEN/BREAKFAST ROOM  
THREE BEDROOMS: SHOWER ROOM  
DOUBLE GLAZING: GAS FIRED CENTRAL HEATING: OFF ROAD PARKING  
CARPORT: SINGLE GARAGE: SOUTH FACING GARDEN  
QUIET CUL DE SAC: EPC RATING D**



## Description

A well presented three bedroom semi detached family home in a very pleasant, popular cul de sac ideally placed for the village centre, train station and The River Thames.

The property has been cleverly extended at ground floor level to provide spacious living space including an L-shaped kitchen breakfast room, a 25' reception room and a cloakroom. The kitchen enjoys a lovely view over the garden and is fitted with an extensive range of matching wall and base units with a breakfast bar and sliding doors out to the patio.

On the first floor there are three good size bedrooms, all enjoying plenty of natural light and the bathroom has been changed in to a shower room for convenience.

Many of the houses in Southbourne Drive have been further extended at first floor level and this may well be a possibility but any enquiries regarding this should be directed to Wycombe District Council Planning Department.

## Outside

To the front of the property is a block paved driveway providing off street parking for several cars with a double length carport attached to the side of the property and a detached single garage.

The south facing rear garden is beautifully maintained with a variety of mature shrubs and plants. There is an area of lawn, a paved patio and wooden deck and there is an additional piece of land at the far end that is currently rented from Network Rail at a cost of around £75 per annum. \*Enquiries regarding the continuation of this can be made by your legal representative if necessary.

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.

**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**

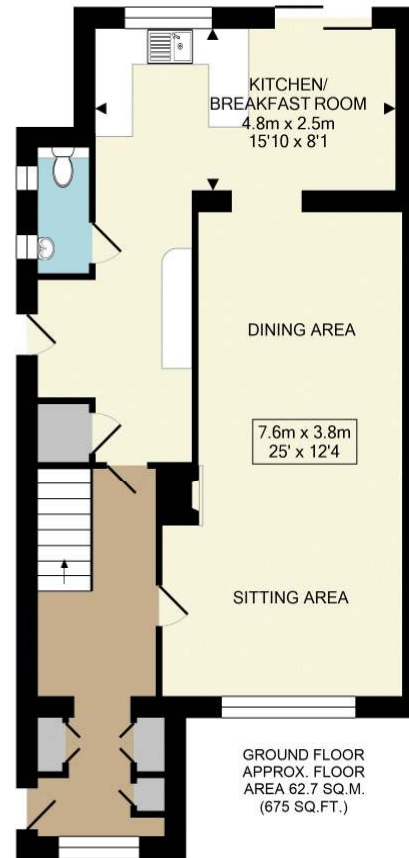
# GUIDE PRICE . . . £525,000 . . . FREEHOLD

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

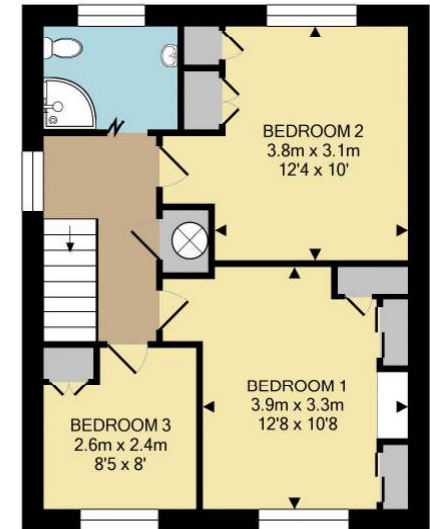
**Viewing By Appointment**  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



GARAGE  
APPROX. FLOOR  
AREA 13.6 SQ.M.  
(146 SQ.FT.)



TOTAL APPROX. FLOOR AREA 120.2 SQ.M. (1294 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 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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