



HUNT & NASH

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# 151 Chalklands, Bourne End Buckinghamshire SL8 5TL

**DETACHED FAMILY HOUSE IN PRIVATE ROAD CLOSE TO THE VILLAGE CENTRE  
FOUR BEDROOMS: EN SUITE TO MASTER BEDROOM  
RE FITTED FAMILY BATHROOM & CLOAKROOM: RE FITTED MODERN KITCHEN  
SITTING ROOM: DINING ROOM: UTILITY ROOM  
WELL MAINTAINED GARDEN: INTEGRAL GARAGE: PARKING  
EPC RATING D**



An attractive four bedroom detached family home in a convenient location within a short level walk of both the village centre and Claytons Primary School.

Located in a popular private road, this superbly presented property offers well planned accommodation including a spacious sitting room, an open plan kitchen/ dining room, that has been re fitted with a range of modern units and integrated appliances, a re fitted cloakroom and a utility room.

On the first floor there are four good size bedrooms with fitted wardrobes including an impressive master bedroom with an en suite shower room. Complementing the other three bedrooms is a stylish re fitted four piece bathroom suite.

To the front of the property is a gravelled driveway providing off road parking for up to 3 cars leading to an integral over sized single garage with an up and over door. There is a door from the garage into the hall.

The rear garden is particularly well maintained and is stocked with a variety of mature trees and shrubs with an attractive water feature and a large garden shed. There is access to the front down either side of the property and there is a patio area adjacent to the sitting room doors.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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**

## **GUIDE PRICE . . . £825,000 . . . FREEHOLD**

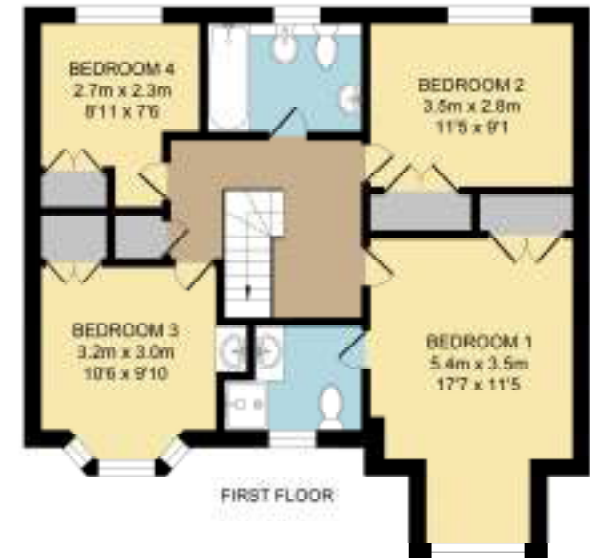
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568

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



TOTAL APPROX. FLOOR AREA 144.0 SQ.M. (1550 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. 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.



ESTATE AGENTS BLOCK MANAGEMENT  
RESIDENTIAL LETTINGS & MANAGEMENT

