



HUNT & NASH

Est. 1938

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# 1 Walnut Way, Bourne End Buckinghamshire SL8 5DW

**STUNNING SPACIOUS FOUR BEDROOM FAMILY HOME  
LARGE SITTING ROOM: FAMILY ROOM: DINING ROOM  
KITCHEN/BREAKFAST ROOM: UTILITY: CLOAKROOM  
MASTER BEDROOM WITH EN SUITE: THREE FURTHER BEDROOMS  
FAMILY BATHROOM: DETACHED DOUBLE GARAGE  
WELL MAINTAINED GARDENS: CUL DE SAC  
CLOSE TO TRAIN STATION & SHOPS: EPC RATING D**



This exceptional family home has been extended and re modelled to provide spacious, comfortable accommodation throughout and is ideally placed for the village centre, in a quiet cul de sac just a short walk from Bourne End railway station.

The ground comprises of a welcoming entrance hall with an impressive sitting room, a dining room and a family room. There is a good size kitchen/breakfast room overlooking the garden with an extensive range of cupboards and a drawers and a range style cooker. Off the kitchen is a very useful utility room and there is a cloakroom on the ground floor too.

The first floor has been designed to maximise the space that is on offer and there is a lovely master bedroom with an en suite, three further bedrooms and a family bathroom. All the bedrooms have fitted wardrobes and the sanitary ware is all white..

Externally the property benefits from all round access and the well maintained gardens are laid mainly to lawn with mature flower and shrub borders and various seating areas. There is a detached double garage with a wooden stair case leading to the roof space which is ideal for storage and may lend itself for conversion into a home office.

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**

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

## GUIDE PRICE . . . £925,000 . . . 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)





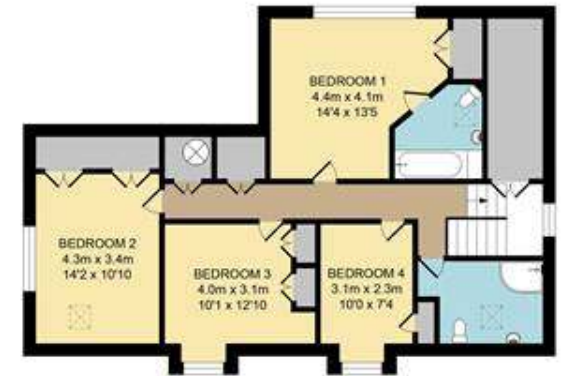
GARAGE FIRST FLOOR



GARAGE



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 204 SQ.M. / 2196 SQ.FT. (EX. GARAGE)  
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.  
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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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RESIDENTIAL LETTINGS & MANAGEMENT

