



HUNT & NASH

Est. 1938

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22 Cliffords Way, Bourne End Buckinghamshire SL8 5TR

**ENTRANCE HALL: CLOAKROOM: RECEPTION ROOM: FAMILY ROOM: KITCHEN
UTILITY: THREE BEDROOMS: BATHROOM & SEPARATE WC
WALKING DISTANCE TO CLAYTONS PRIMARY SCHOOL: DRIVEWAY & GARAGE
NO ONWARD CHAIN: EPC RATING C**



Well proportioned three bedroom semi detached family house towards the end of a small popular cul de sac within catchment and walking distance of Claytons Primary School and the village centre. The property has had a small rear extension already and there is plenty of further potential.

The ground floor comprises of an entrance hall, spacious reception room, a family room, kitchen and a utility. From the utility there is access to the rear garden and there is a cloakroom completing the accommodation. On the first floor there are two double bedrooms plus a single bedroom, there is a bathroom and a separate WC.

Access to the loft space is from the landing and there are lovely views between the properties opposite towards Winter Hill.

To the front of the property is a lawned garden with mature trees and shrubs providing plenty of privacy. There is a driveway to the side of the property leading to a detached oversized single garage. The rear garden is well maintained and is mainly lawn with well stocked flower and shrub borders and various seating areas to take full advantage of the sun

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

HMRC Anti Money Laundering

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

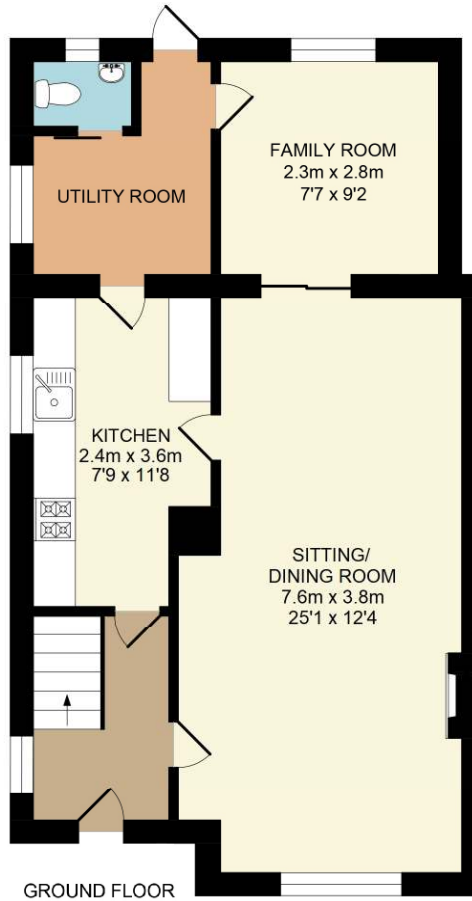
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

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

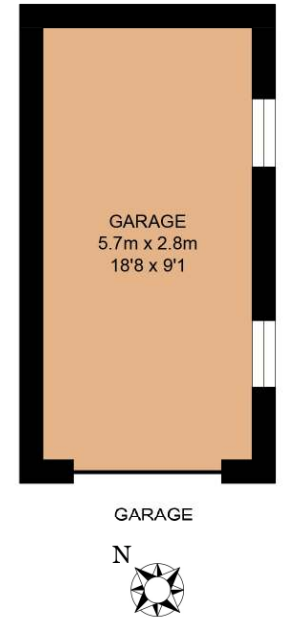
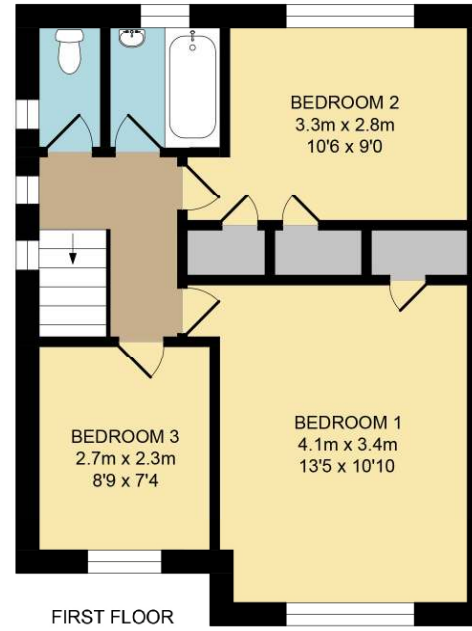
GUIDE PRICE . . . £495,000 . . . FREEHOLD

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



TOTAL APPROX. FLOOR AREA 102.2 SQ.M /1100 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. 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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