



HUNT & NASH

Est. 1938

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5 Gilbey Walk, Wooburn Green Buckinghamshire HP10 0QL



SUPERB FAMILY HOME ARRANGED OVER THREE FLOORS
St PAUL'S CHURCH OF ENGLAND COMBINED SCHOOL CATCHMENT
FOUR BEDROOMS: EN SUITE TO MASTER BEDROOM
STYLISH KITCHEN/BREAKFAST ROOM: SITTING ROOM WITH BI FOLDING DOORS
WELL MAINTAINED REAR GARDEN WITH GARDEN OFFICE
NO ONWARD CHAIN: EPC RATING C

This lovely terraced family home is superbly presented throughout and has been considerably updated and enlarged in recent years by the present owners.

On the ground floor there is a modern cloakroom suite and a fabulous sitting room, across the rear of the property, with full width bi folding doors out to the patio. At the front of the house is a stylish kitchen/breakfast room that is fitted with a range of modern contemporary wall and base units with integrated appliances, LED kick board lighting with complementing work surfaces and space for a dining table.

On the first floor there are three bedrooms and a family bathroom and there is a staircase rising to the top floor and the master bedroom with en suite bathroom and fitted wardrobes

The owners would like us to point out that the property is fitted with SmartHome Enabled CAT5E cabling off a central hub and there is LED lighting up the stairs and the wardrobes and eaves storage cupboards all have auto lighting when the doors are opened. The property has also been re plumbed and the central heating updated.

Outside, the rear garden is very well maintained with a large paved patio area and an area of lawn with a path leading to a timber home office with power and lighting. There is a small front garden with box hedging and a path to the front door. In a nearby block is a single garage and there is an allocated parking area for residents of Gillbey Walk.

This property is available immediately and with no onward chain therefore ideal for taking advantage of the current Stamp Duty Holiday that is available until 31st March 2021.

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. 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

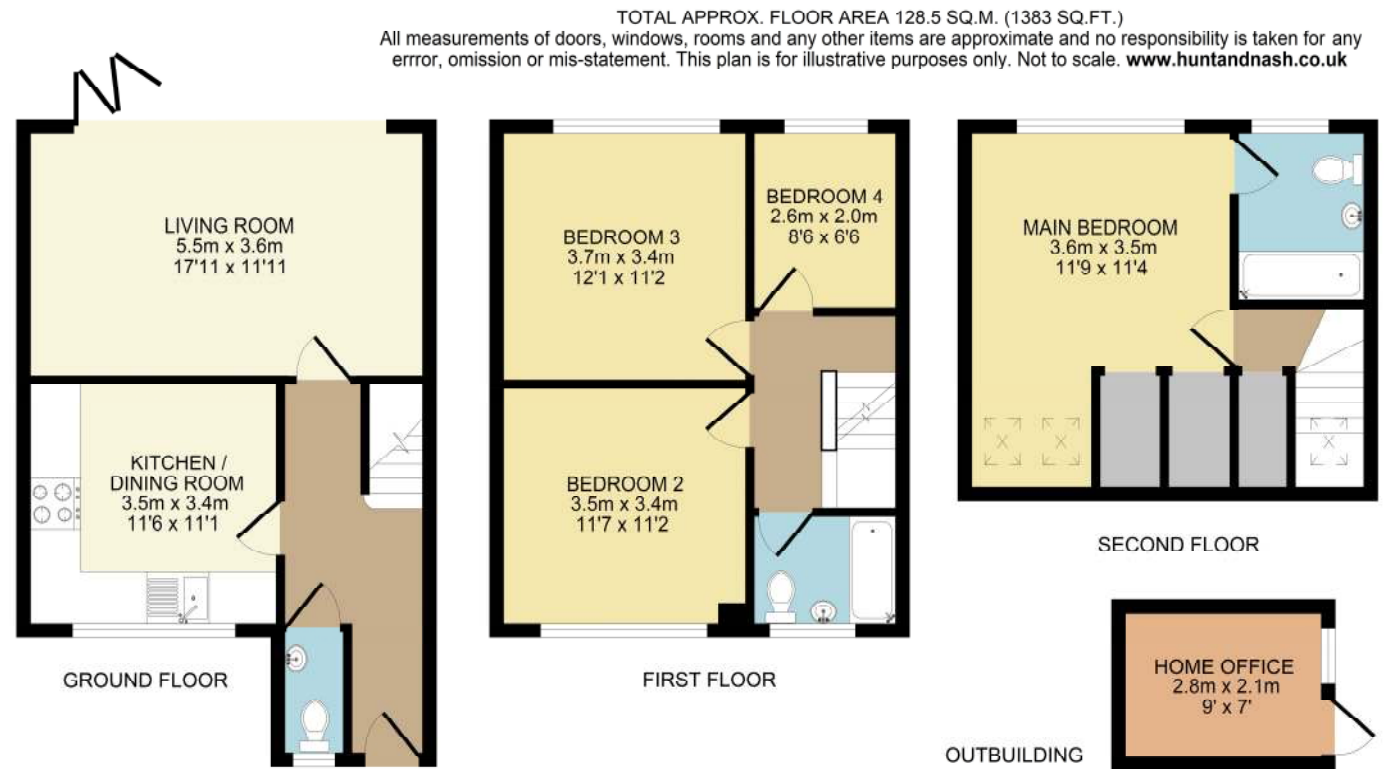
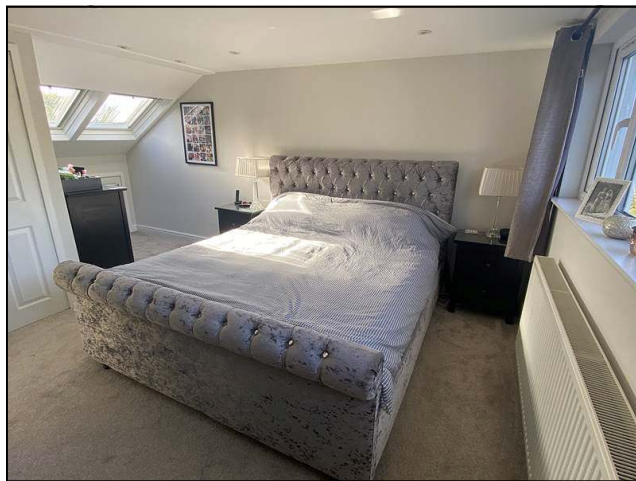
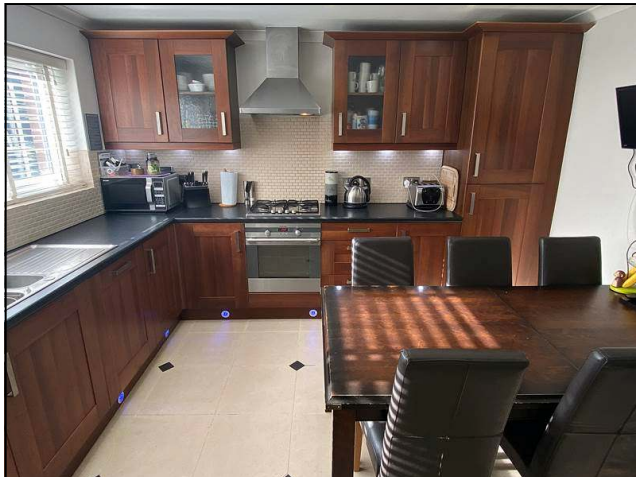
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £475,000 . . . 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





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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