

HUNT & NASH

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Millstream, Recreation Road, Bourne End Buckinghamshire SL8 5AD

**FOUR BEDROOM DETACHED FAMILY HOME
IDEALLY LOCATED IN A PRIVATE ROAD IN THE CENTRE OF VILLAGE
SITTING ROOM: KITCHEN/BREAKFAST ROOM
MASTER BEDROOM WITH EN SUITE SHOWER ROOM: THREE FURTHER BEDROOMS
FAMILY BATHROOM: CLOAKROOM: REAR GARDEN
OFF ROAD PARKING FOR TWO CARS: NO ONWARD CHAIN
COUNCIL TAX BAND E: EPC RATING D**



Ideally located in a well maintained private gravelled road leading to Bourne End Recreation Ground, and conveniently placed for all local amenities, is this detached family home that is being offered for sale with no onward chain.

The ground floor accommodation comprises of a rear aspect sitting room with a glazed door out to the garden. There is a dual front aspect kitchen/breakfast room fitted with a range of wall and base units with space for all the usual appliances. Plus there is also a cloakroom.

On the first floor there are four bedrooms including a master bedroom with an en suite shower room. The other three bedrooms are complemented by a family bathroom fitted with a white suite.

To the front of the property is a gravelled parking area for two vehicles. Access to the rear garden is available either side of the property and the garden is mainly lawn with mature flower and shrub borders.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). 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 Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

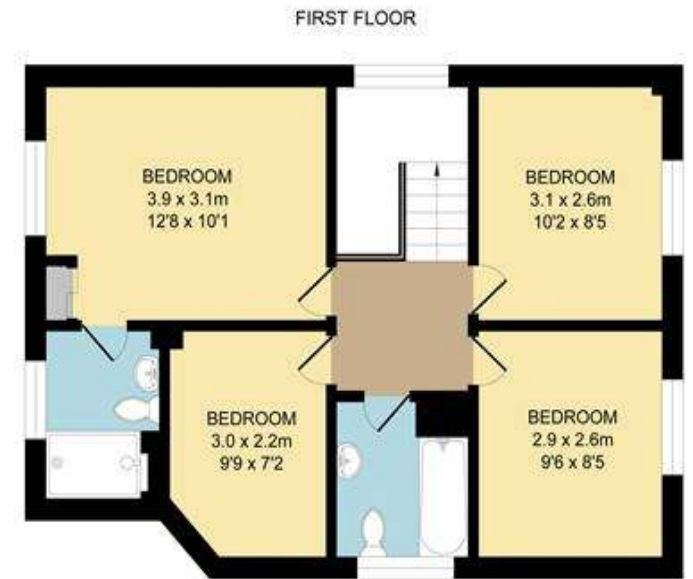
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £695,000 . . . 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 93.0 SQ.M. (998 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. www.huntandnash.co.uk





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