



HUNT & NASH

Est. 1938

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Mallards, Riverside, Bourne End Buckinghamshire SL8 5RF

**DETACHED THAMESIDE PROPERTY: 47' RIVER FRONTAGE
SPACIOUS RECEPTION AREA: KITCHEN
DOUBLE BEDROOM WITH ADJACENT SHOWER ROOM
RAISED SEATING AREA: WELL MAINTAINED GARDENS
AMPLE OFF ROAD PARKING: NO ONWARD CHAIN
EPC RATING G**



Description

A lovely opportunity to purchase a detached Thameside property with 47' river frontage including a mooring and a slipway with no onward chain.

This timber framed lodge enjoys fabulous views from the garden over The River Thames to open countryside beyond and would now benefit from general updating and refurbishment. We believe the property is mainly of timber frame, single skin construction and we have not made enquiries into whether occupancy restrictions are applicable so we would encourage any interested parties to make the necessary enquiries to Wycombe District Council before entering into an agreement to purchase. Wycombe District Council can be contacted on 01494 461000.

Riverside is an unmade single track lane that runs between The River Thames and Upper Thames Way. The lane leads to Upper Thames Sailing Club and access to Mallards is available both on foot and by car by crossing the Marlow to Bourne End railway line that runs behind the property.

To the front and both sides of the property is an enclosed well maintained garden plus ample off road parking/boat trailer storage.

The Thameside garden and moorings are on the other side of the lane and are well screened with mature hedging.

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

HMRC Anti Money Laundering

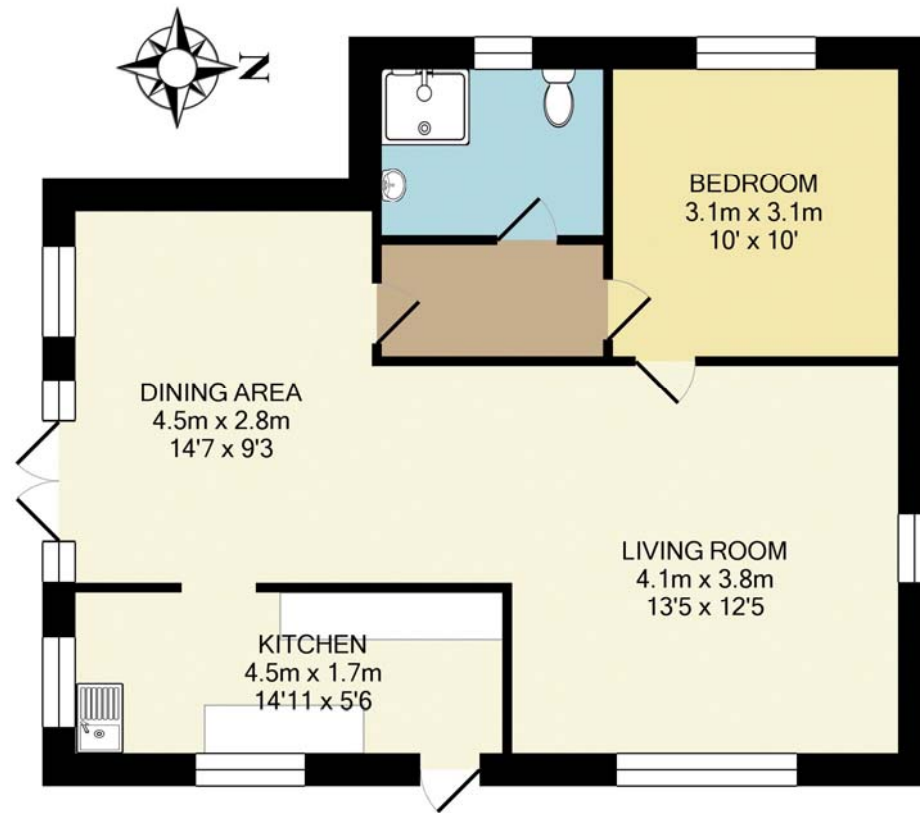
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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

OFFERS IN EXCESS OF . . . £400,000 . . . FREEHOLD

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Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 55.3 SQ.M. (596 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. Produced for Hunt and Nash Estate Agents.



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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