



HUNT & NASH
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11 Burroughs Crescent, Bourne End Buckinghamshire SL8 5NR

**EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE
TWO RECEPTION ROOMS: RE FITTED KITCHEN & BATHROOM
CLOAKROOM: GENEROUS REAR GARDEN: GARAGE & PARKING
HIGHLY SOUGHT AFTER LOCATION: CLAYTONS SCHOOL CATCHMENT
TASTEFUL DÉCOR THROUGHOUT: EPC RATING D**



A very well presented three bedroom detached family home in a much sought after residential location within a short walk of Claytons Primary School

The tastefully decorated accommodation has been extended at ground floor level at the rear to provide an additional reception room used as a dining room to complement the spacious sitting room. There is also access from the dining room out to the rear garden.

Also on the ground floor is a cloakroom and a re fitted kitchen enjoying a front aspect with a range of stylish wall and base units above and below fitted work surfaces.

These particular houses in Burroughs Crescent are known for having three generous bedrooms and this house is no exception. All the bedrooms benefit from having large windows with plenty of natural light and the family bathroom has been updated with a modern white bathroom suite.

The well maintained rear garden is mainly lawn with a raised decking area at the far end and a paved patio area adjoining the property. There is ample parking at the front of the property for several vehicles leading to an attached garage.

The property is in the catchment area of several good schools including Claytons Primary and Sir William Borlase's Grammar School in Marlow.

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.

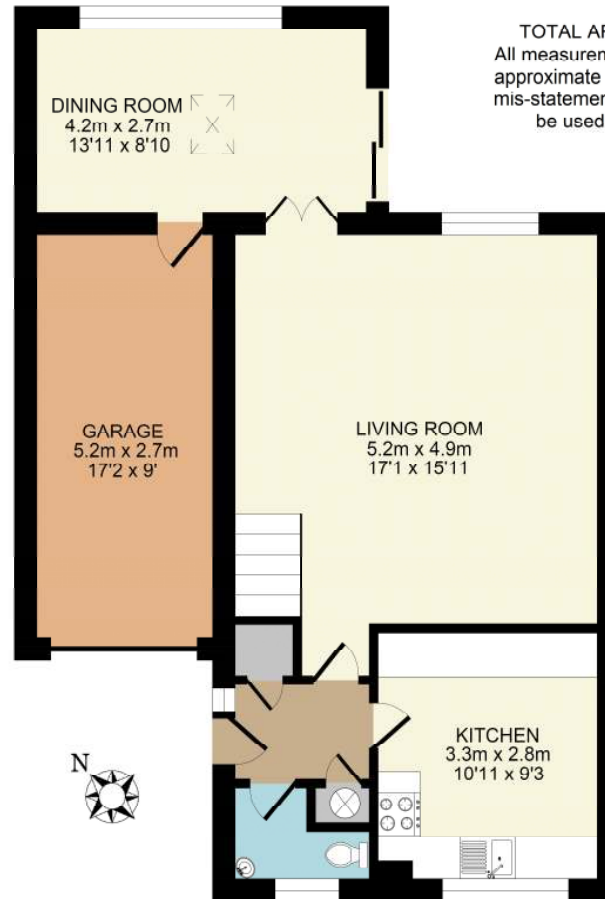
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

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

GUIDE PRICE . . . £615,000 . . . FREEHOLD

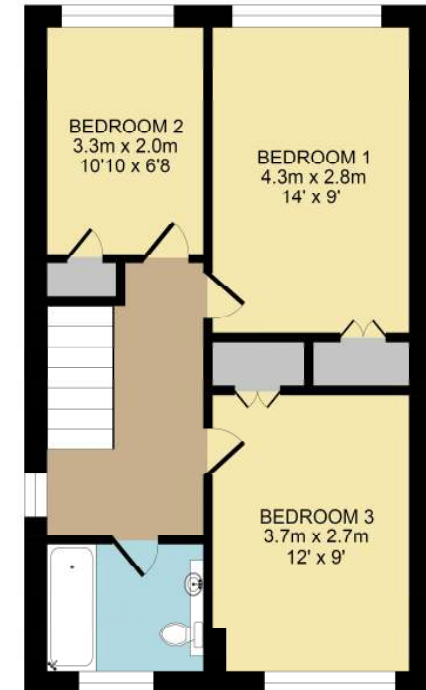
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 111.8 SQ.M. (1203 SQ.FT.)
 All measurements of doors, windows, rooms and an 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



FIRST FLOOR



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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