



HUNT & NASH

Est. 1938

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Hunters End, Wharf Lane, Bourne End Buckinghamshire SL8 5RU



**FIVE BEDROOM DETACHED FAMILY HOME: HIGHLY SOUGHT AFTER LOCATION
TWO EN SUITE SHOWER ROOMS: FAMILY BATHROOM
OPEN PLAN KITCHEN/LIVING SPACE: SEPARATE SITTING ROOM WITH OPEN FIRE
STUDY: UTILITY: CLOAKROOM: GENEROUS REAR GARDEN
OFF ROAD PARKING: IDEALLY SITUATED FOR ALL LOCAL AMENITIES
EPC RATING D**

A superbly presented five bedroom detached family home in one of the village's most sought after locations, mid way between The Parade and The River Thames. This beautiful home has been remodelled and extended to provide spacious, flexible accommodation meeting the needs of current family life.

On the ground floor there is a welcoming entrance hall with a stripped wooden floor and stairs rising to the first floor. The sitting room also has a stripped wooden floor and there is an attractive open fireplace and glass doors opening into the extension.

The extension comprises of a large dining area that runs the whole width of the property with three sets of double doors opening out onto a raised wooden deck with the garden beyond. This room then also opens up into the kitchen which is fitted with a range of matching wall and base units with granite worktops, integrated appliances and a stainless steel range cooker. A ceramic tiled floor flows throughout and this is a superb area for entertaining

Completing the ground floor accommodation is a study (ideal for working from home), a utility room and a cloakroom . On the first floor there are five good size bedrooms, including two bedrooms with en suite shower rooms, and a large family bathroom.

At present there are two sets of double gates at the front of the property giving potential for an in and out driveway with an area of lawn and a mature Magnolia. The rear garden is laid mainly to lawn with a large raised wooden deck adjacent to the property and at the far end is wooden summerhouse and a further paved patio area.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase's and Wycombe High School.

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

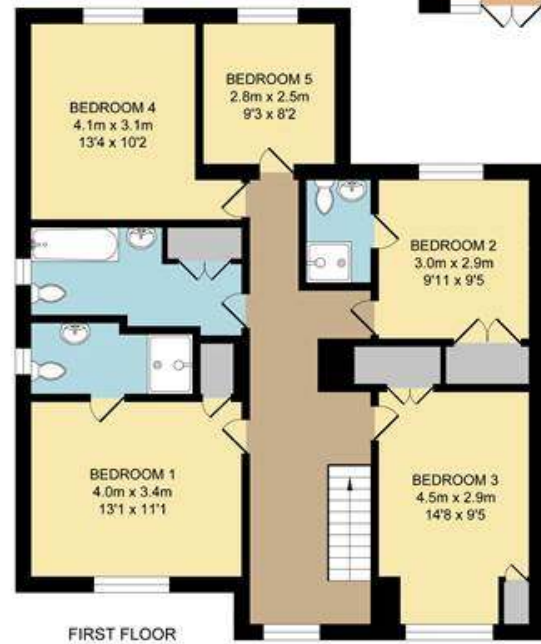
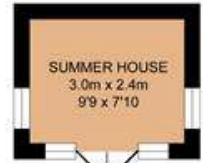
GUIDE PRICE . . . £1,250,000 . . . FREEHOLD

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 194.3 SQ.M. (2091 SQ.FT.) EX. SUMMER HOUSE
 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. 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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