



HUNT & NASH

Est. 1938

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129 Chalklands, Bourne End Buckinghamshire SL8 5TL

**DETACHED FAMILY HOME: IN NEED OF SOME UPDATING: POPULAR LOCATION
THREE BEDROOMS: FIRST FLOOR BATHROOM: GROUND FLOOR WET ROOM
DOUBLE ASPECT RECEPTION ROOM: KITCHEN
DELIGHTFUL FRONT AND REAR GARDENS: BLOCK PAVED DRIVEWAY
DETACHED GARAGE WITH REAR WORKSHOP: NO ONWARD CHAIN
EPC RATING E**



Description

An attractive three bedroom detached chalet style family home in a popular private location within walking distance of both the village centre and Claytons Primary School, offered for sale with no onward chain.

The accommodation is arranged over two floors consisting of two first floor bedrooms with a bathroom, a ground floor bedroom and wet room, a reception room and a kitchen.

The property is generally well presented throughout with new carpets in the hall, reception room and stairs, but the house would benefit from updating in most other areas.

Many of the neighbouring properties in Chalklands have been enlarged and remodelled over the years and any prospective purchasers wishing to explore this possibility should make enquiries with Wycombe District Council.

Outside

To the front of the property is an attractive block paved driveway providing ample parking that leads to a detached single garage with a very useful workshop to the rear.

The rear garden is mainly lawn and is well stocked with a variety of trees and shrubs, mature flowerbed borders and an area for growing vegetables and fruit. There is a paved patio adjacent to the dining room and a potting shed attached to the garage.

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 and Wycombe High School.

Directions

From our offices head towards Marlow and at the end of The Parade turn right into Blind Lane. Continue up the hill and take the first turning after the park into Greenside. At the end of the road turn left and at the mini roundabout bear left into Chalklands.

GUIDE PRICE . . . £525,000 . . . 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 123.1 SQ.M (1325 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. Produced for Hunt and Nash Estate Agents



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**





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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