



HUNT & NASH

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27 Waborne Road, Bourne End Buckinghamshire SL8 5LL

**SPACIOUS DETACHED FAMILY HOME: FOUR BEDROOMS
EN SUITE SHOWER ROOM: STYLISH FAMILY BATHROOM
SITTING ROOM: LARGE MODERN FITTED KITCHEN/BREAKFAST ROOM
FAMILY ROOM: UTILITY: CLOAKROOM
LANDSCAPED REAR GARDEN: OFF ROAD PARKING
EPC RATING D**



This superbly presented four bedroom family home has been extended and enlarged over the years to provide spacious accommodation arranged over three floors and is located in a very convenient popular location close to all the amenities in Bourne End.

A particular feature of this comfortable home is a large open plan kitchen/breakfast room at the rear of the property that is fitted with an extensive range of cupboards and drawers with granite worktops and a matching breakfast bar. Off the kitchen is a family room with double doors leading out to the rear garden, there is also a utility room and a cloakroom plus there is a cosy sitting room at the front of the house.

On the first floor there are three bedrooms and a modern re fitted family bathroom. Two of the bedrooms have fitted wardrobes and there are stairs from the first floor landing leading up to the fourth bedroom that benefits from some lovely views, plenty of eaves storage and a modern en suite shower room.

The rear garden has been landscaped with various split level decked areas with inset lighting, there is an area of lawn and a large wooden shed that may be suitable for conversion into a home office or garden room. To the front is a walled garden and a driveway providing off road parking.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London 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

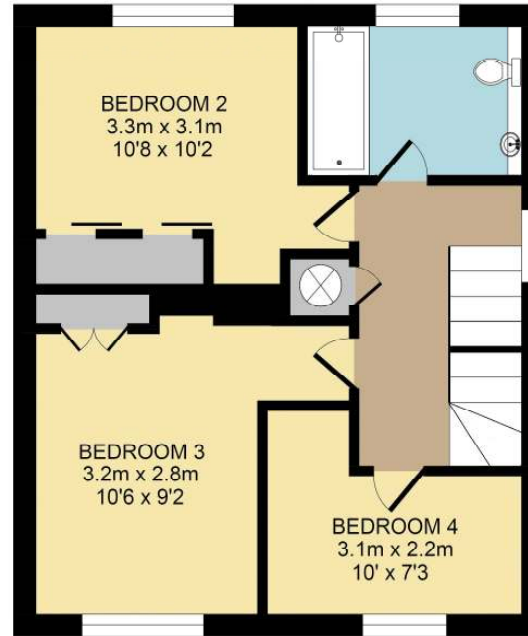
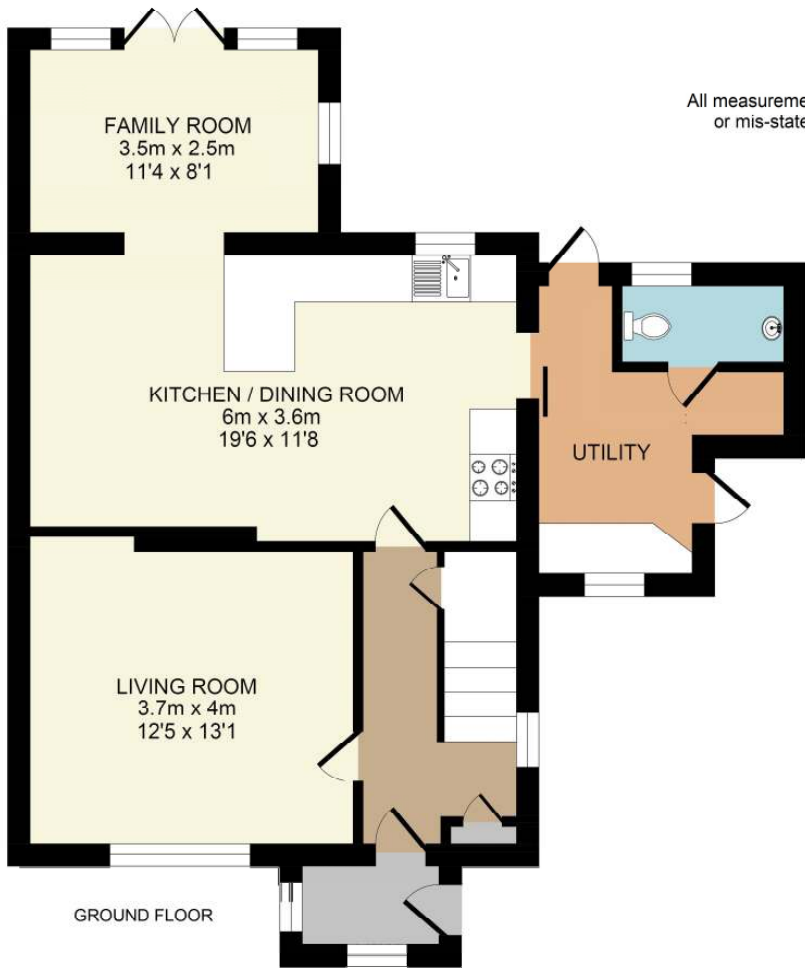
GUIDE PRICE . . . £540,000 . . . FREEHOLD

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 127.7 SQ.M. (1375 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





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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