



HUNT & NASH

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# 6 Trees Road, Bourne End Buckinghamshire SL8 5HF

**TWO BEDROOM BUNGALOW: END OF TERRACE: QUIET CUL DE SAC  
SPACIOUS LIVING ROOM: MODERN RE FITTED KITCHEN  
RE FITTED SHOWER ROOM: CONSERVATORY  
PAVED SOUTH FACING REAR GARDEN: GARAGE & PARKING  
NO ONWARD CHAIN: COUNCIL TAX BAND D: EPC RATING D**



Rarely available two bedroom bungalow at the end of a small terrace of similar homes in a quiet cul de sac offered for sale with no onward chain.

A small entrance porch opens into a spacious sitting room that enjoys a front aspect with a laminate wooden floor extending through to the inner hall. The kitchen has been re fitted with a range of modern wall and base units with space for integrated appliances including a full height fridge/freezer and an eye level double oven and grill. There is a door from the kitchen to the rear garden.

Off the sitting room is the main bedroom that also enjoys a front aspect and is fitted with a range of wardrobes and a matching chest of drawers. The second bedroom can also be used as a dining room and there is a door leading to a conservatory which, in turn, has doors out to the garden.

The rear garden is paved for easy maintenance and enjoys a southerly aspect. There is an additional paved area to the side of the property with a wooden gate to the front. The front garden is lawn with a foot path to the front door and there is an area for residents to park and a single garage at the end of a neighbouring block.

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.

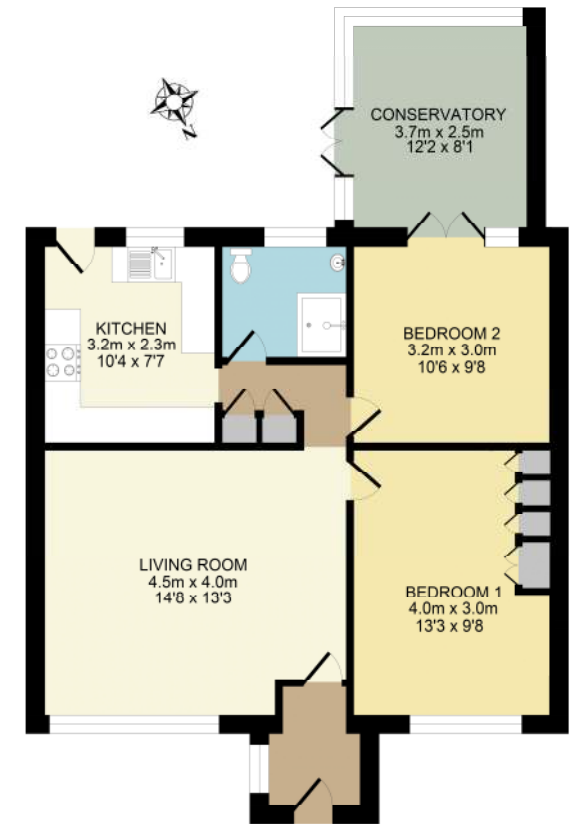
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 29 mins | London Paddington - 35 mins - ELIZABETH LINE

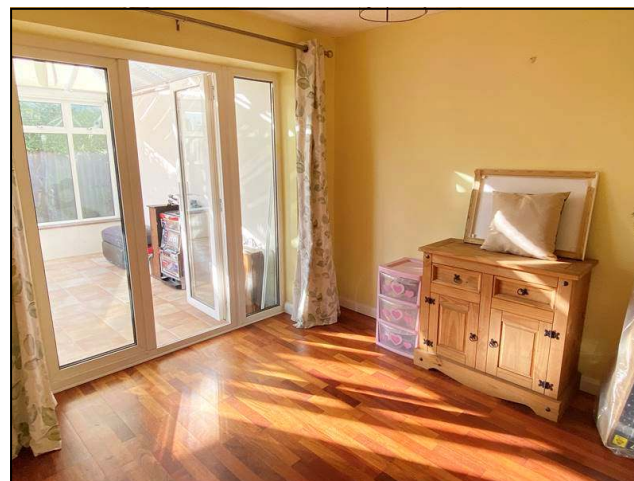
## GUIDE PRICE . . . £495,000 . . . FREEHOLD

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](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 66.5 SQ.M. (716 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](http://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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