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# 44 Fieldhead Gardens, Bourne End Buckinghamshire SL8 5RN

**END OF TERRACE THREE STOREY TOWNHOUSE IN A QUIET CUL DE SAC  
CLOSE TO VILLAGE CENTRE AND RAILWAY STATION  
CLOAKROOM: RE FITTED KITCHEN/BREAKFAST ROOM: UTILITY ROOM  
SPACIOUS FIRST FLOOR SITTING ROOM: MASTER BEDROOM WITH EN SUITE BATHROOM  
THREE FURTHER BEDROOMS: RE FITTED SHOWER ROOM  
PARKING FOR TWO CARS: NO ONWARD CHAIN  
COUNCIL TAX BAND F: EPC RATING C**



A superbly presented four bedroom three storey townhouse in a popular residential cul de sac conveniently located for the railway station, The River Thames and Bourne End village centre.

At entry level the entrance hall benefits from a having ceramic tiled floor that extends through to the kitchen that has been re fitted with a range of modern wall and base units, in a horseshoe shape, with plenty of work surface and space for all the usual appliances. There is plenty of space for a kitchen table and a door leading out to the rear garden.

On the ground floor there is also a cloakroom plus a study and a utility room that have both been converted from the former integral garage. The study is ideal for anyone working from home of could even be a fifth bedroom if necessary.

On the first floor there is a large sitting room with a lovely front aspect bay window, allowing plenty of natural light, and an attractive wooden floor. The master bedroom is at the rear of the property on the first floor and benefits from an en suite bathroom. There are three further bedrooms of the top floor complemented by a re fitted shower room.

The rear garden has been paved for very low maintenance and is a peaceful spot with side for refuse disposal. At the front of the property is a block paved driveway providing parking for two cars.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. There are various sporting facilities and opportunities locally including golf at Beaconsfield, 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.

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

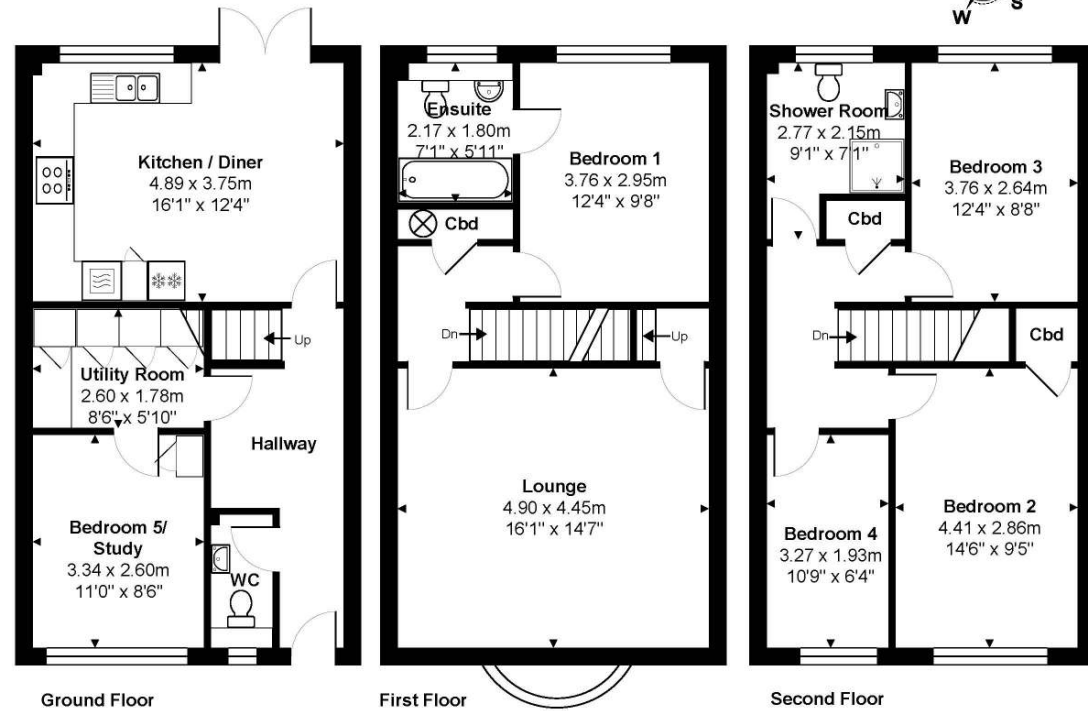
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



## Fieldhead Gardens, Bourne End, Bucks, SL8 5RN

Total Area: 134.4 m<sup>2</sup> ... 1447 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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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

