



HUNT & NASH

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# 8 Wendover Road, Bourne End Buckinghamshire SL8 5NT

**THREE BEDROOM DETACHED FAMILY HOUSE  
SHORT WALK TO CLAYTONS PRIMARY SCHOOL  
CLOAKROOM: SPACIOUS LIVING ROOM: RE FITTED KITCHEN & BATHROOM  
DRIVEWAY & GARAGE: FRONT & REAR GARDENS  
COMMUNAL OPEN SPACE FOR RESIDENTS  
COUNCIL TAX BAND E: EPC RATING D**



A very well presented three bedroom detached family house in this ever so popular location within a short walk of both Claytons Primary School and the village centre.

A spacious living room enjoys plenty of natural light with a glazed door leading out to the rear garden and a glazed opening/service hatch through to the kitchen. The kitchen has been re fitted with a range of modern wall and base units above and below fitted work surfaces with space for all the usual appliances. Completing the ground floor accommodation is a cloakroom and an entrance hall with an understairs cupboard.

Stairs lead directly from the open plan living room to the first floor where there are three generous bedrooms, all with fitted/built in wardrobes and there is a family bathroom with a re fitted modern white suite.

To the front of the property is a small garden laid to lawn with a concrete driveway providing off road parking leading to an attached garage with an electric roller door and a door to the rear garden. The rear garden is also mainly lawn with well stocked, mature flower and shrub borders, a paved patio area and space for a garden shed. There is a gate at the far end of the garden that leads to an expansive communal garden for the sole use of residents in Wendover Road and Burroughs Crescent.

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. 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.

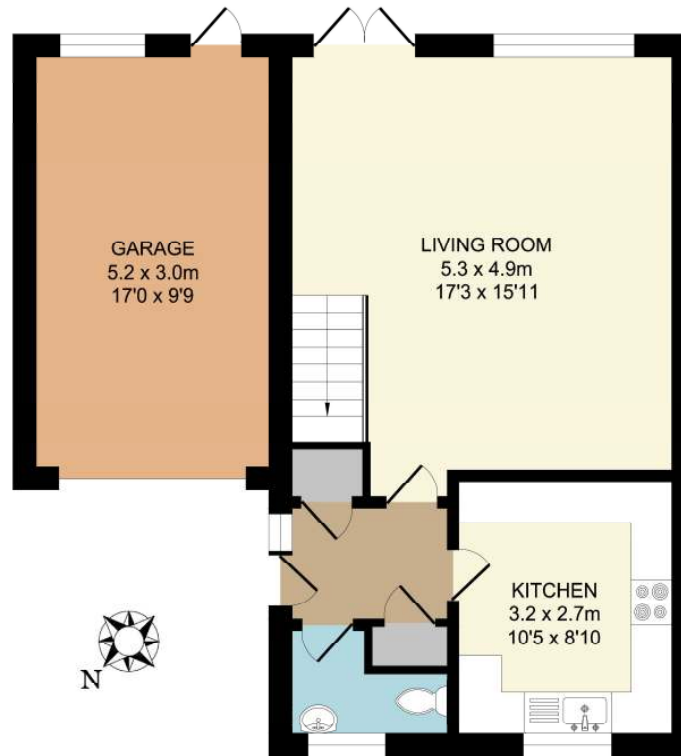
## **GUIDE PRICE . . . £605,000 . . . FREEHOLD**

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

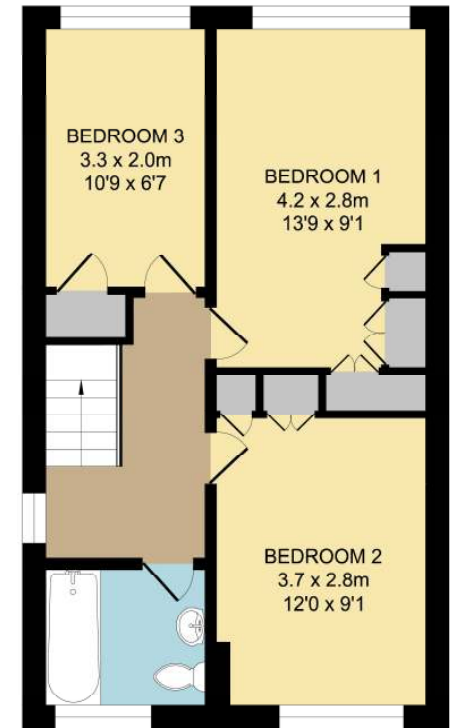
Viewing By Appointment  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 100.0 SQ.M. (1076 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)



GROUND FLOOR



FIRST FLOOR

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

