HUNT & NASH
Est.1938
www.huntandnash.co.uk

32 Southbourne Drive, Bourne End
Buckinghamshire SL8 5RZ

DETACHED FAMILY HOME OFFERING PLENTY OF SCOPE
SITTING ROOM WITH SEPARATE DINING AREA: KITCHEN: UTILITY ROOM
THREE BEDROOMS: FAMILY BATHROOM: GROUND FLOOR SHOWER ROOM
HIGHLY DESIRABLE, QUIET LOCATION: VILLAGE CENTRE
PRIVATE GARDEN: AMPLE PARKING: ATTACHED GARAGE
GOOD SCHOOL CATCHMENT: COUNCIL TAX BAND F: EPC RATING D

Ideally located in this highly sought after cul de sac in the heart of the village, and conveniently placed for all local amenities, is this spacious three bedroom detached family home, offering plenty of potential.

The property has been extended at the rear to provide an additional living area, a larger kitchen and a utility room.

The living room enjoys and front aspect with an attractive fireplace and leads through to a separate dining room with doors out to the rear garden. The kitchen is fitted with a range of matching wall and base units above and below fitted worktops with space for the usual appliances. The cloakroom on the ground floor has been enlarged to now provide a ground floor shower room and there is a utility room at the rear of the garage.

On the first floor there are three good size bedrooms complemented by a family bathroom.

The mature front and rear gardens are mainly lawn with well stocked flower and shrub borders. There is a paved patio adjacent to the rear of the property and a garden shed. The driveway provides off road parking for a couple of cars and leads to an attached single garage with an up and over door, power and light.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). 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 Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

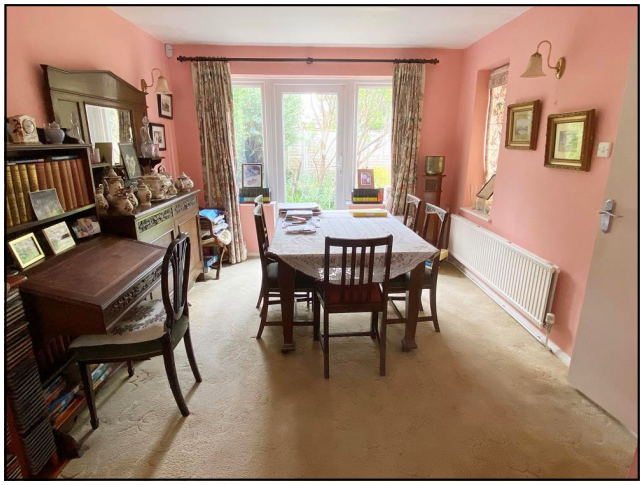
HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.
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

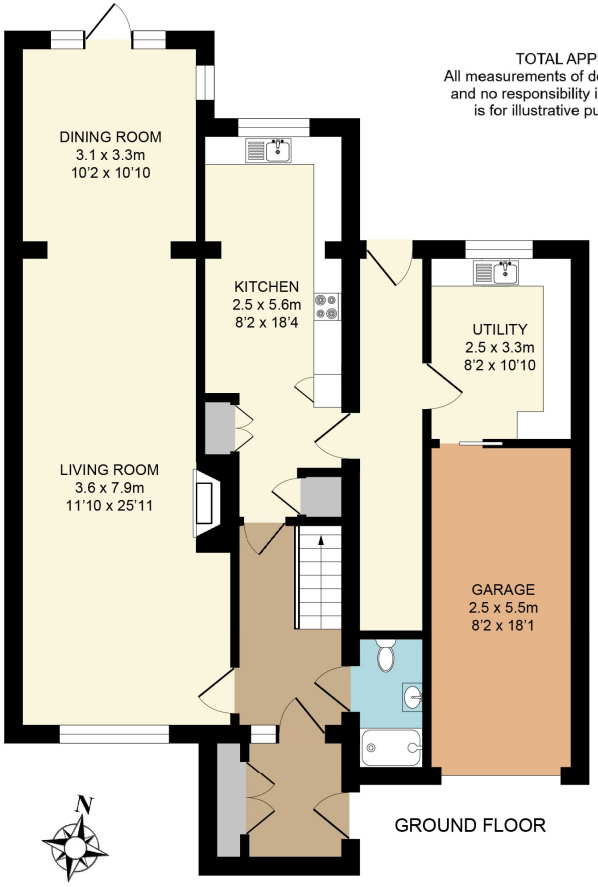
GUIDE PRICE . . . £650,000 . . . FREEHOLD

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

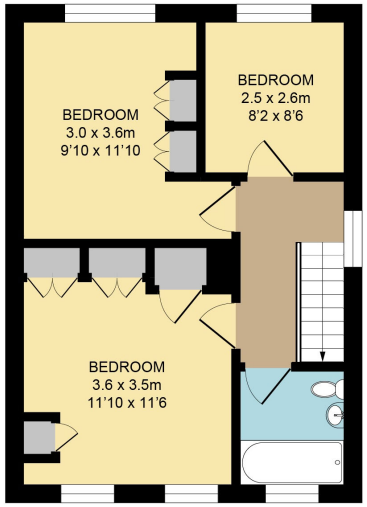
Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 144.0 SQ.M. (1550 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



GROUND FLOOR



FIRST FLOOR

HUNT & NASH
Est. 1938 www.huntandnash.co.uk

12 The Parade, Bourne End SL8 5SY
bourneend@huntandnash.co.uk

Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.