

HUNT & NASH

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7 Waborne Road, Bourne End Buckinghamshire SL8 5LH

**SEMI DETACHED FAMILY HOME: CONVENIENT FOR CLAYTONS PRIMARY SCHOOL
TWO RECEPTION ROOMS: FITTED KITCHEN: USEFUL LEAN TO/UTILITY
THREE BEDROOMS: FAMILY BATHROOM: SEPARATE WC
LARGE CORNER PLOT: FRONT & REAR GARDENS: OFF ROAD PARKING
POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSION
COUNCIL TAX BAND D: EPC RATING D**



Located on a generous corner plot, this three bedroom semi detached family house presents a fabulous opportunity to create a wonderful family home with lovely views, ideally positioned within easy reach of both the local primary and secondary schools in the village.

The well presented accommodation comprises of a front aspect sitting room, a dining room, study area and a modern fitted kitchen. There is a useful lean to off the kitchen, and whole of the ground floor seems bright and airy with plenty of natural light.

On the first floor there are three bedrooms complemented by a family bathroom and a separate WC.

Surrounded by well maintained mature hedging providing plenty of privacy the garden is laid mainly to lawn with a paved patio area. There is off road parking and space for a garage.

Agent's Note: Many of the neighbouring properties have been extended and remodelled and enquiries regarding this should be made with Buckinghamshire Council

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

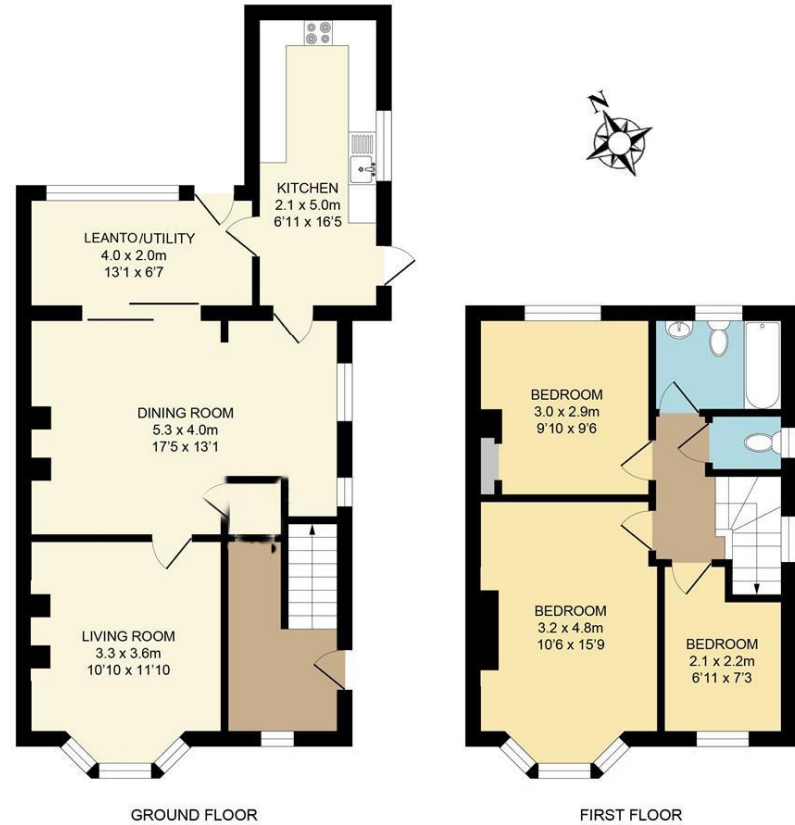
GUIDE PRICE . . . £560,000 . . . FREEHOLD

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 98.0 SQ.M. (1055 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





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