

HUNT & NASH

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36 West Ridge, Bourne End Buckinghamshire SL8 5BU

SEMI DETACHED CHALET BUNGALOW OFFERING PLENTY OF SCOPE

SITTING ROOM: KITCHEN: CONSERVATORY

FIRST FLOOR LOFT ROOM WITH WOODEN PADDLE STYLE STAIRCASE

TWO GROUND FLOOR BEDROOMS: SHOWER ROOM

HIGHLY DESIRABLE, QUIET LOCATION: NO ONWARD CHAIN: SOUTH FACING GARDEN

GOOD SCHOOL CATCHMENT: COUNCIL TAX BAND D: EPC RATING D



Ideally located in this highly sought after private cul de sac, with a south facing rear garden, is this extended two bedroom semi detached bungalow offering plenty of scope and available with no onward chain.

The accommodation comprises of a front aspect sitting room with plenty of natural light. The kitchen is fitted with a range of matching wall and base units, above and below fitted work surfaces with space for all the usual appliances. Off the kitchen is a conservatory addition with a lovely aspect over the rear garden.

The master bedroom has been extended and is fitted with a range of wardrobes and now has glazed patio doors out to the rear. The second double bedroom enjoys a front aspect and both bedrooms are complemented by a modern refitted shower room with a white three piece suite and ceramic tiling. From the entrance hall is a wooden 'paddle' staircase leading to a loft room that provides a very useful area for storage.

To the front of the property is a driveway providing parking for several cars that leads to a car port, attached to the property, and on to a detached garage with an up and over door. The rear garden is particularly well maintained, offering plenty of privacy, and mainly lawn with mature flower and shrub borders. At the far end of the garden is a wooden cabin and at the rear of the garage there is a workshop.

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 . . . £525,000 . . . FREEHOLD

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

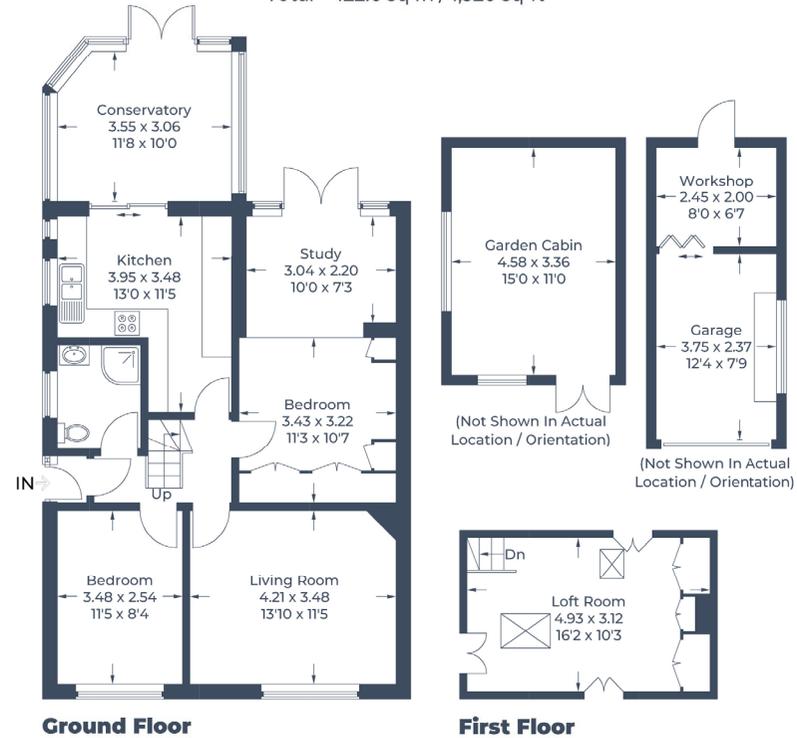
Tel: 01628 522568

Viewing By Appointment

Email: bourneend@huntandnash.co.uk



Approximate Gross Internal Area
 Ground Floor = 77.4 sq m / 833 sq ft
 First Floor = 15.3 sq m / 165 sq ft
 Outbuildings = 29.9 sq m / 322 sq ft
 (Including Garage)
 Total = 122.6 sq m / 1,320 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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