



HUNT & NASH

Est. 1938

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2 Nursery Cottages, Harvest Hill Wooburn Common, Buckinghamshire HP10 0JH

**THREE BEDROOMS: TWO RECEPTION ROOMS: STUDY
KITCHEN/BREAKFAST ROOM: TWO BATH/SHOWER ROOMS
GAS CENTRAL HEATING: VAULTED BEDROOM CEILINGS
FABULOUS LOCATION: DELIGHTFUL GARDEN: AMPLE PARKING
USEFUL OUTBUILDING: NO ONWARD CHAIN
COUNCIL TAX BAND E: EPC RATING D**



Harvest Hill is perhaps one of the most sought after locations in and around Bourne End, and this delightful semi detached family home is presented to the market with no onward chain and immediate vacant possession.

The spacious accommodation comprises of a triple aspect sitting room with plenty of natural light and access to the garden. There is a separate dining room that gives access to the kitchen breakfast room where we have a range of matching wall and base units with contrasting work tops and complementing floor tiles. There is a separate study which also has access out to the garden and a shower room completing the ground floor.

On the first floor there are three generous bedrooms, all with vaulted ceilings and attractive wooden beams. The bedrooms are serviced by a family bathroom and there is some built in storage and access to the loft.

A particular feature of this stunning home is the privacy the rear garden affords. Set behind mature hedging and well maintained borders there is an area of lawn and a large paved patio. The driveway provides ample parking and the outbuilding is a former stable now used as a garden store.

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

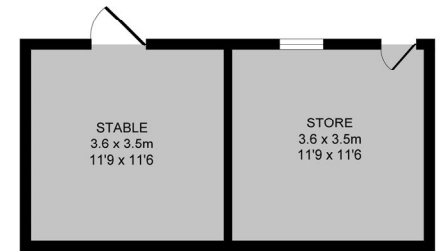
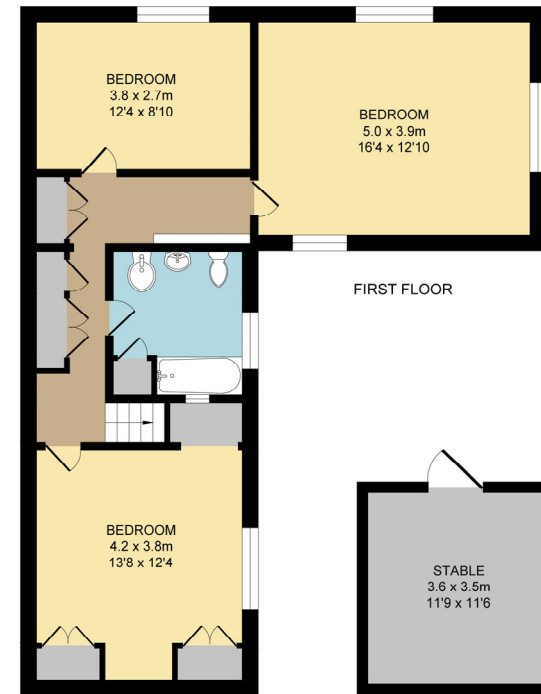
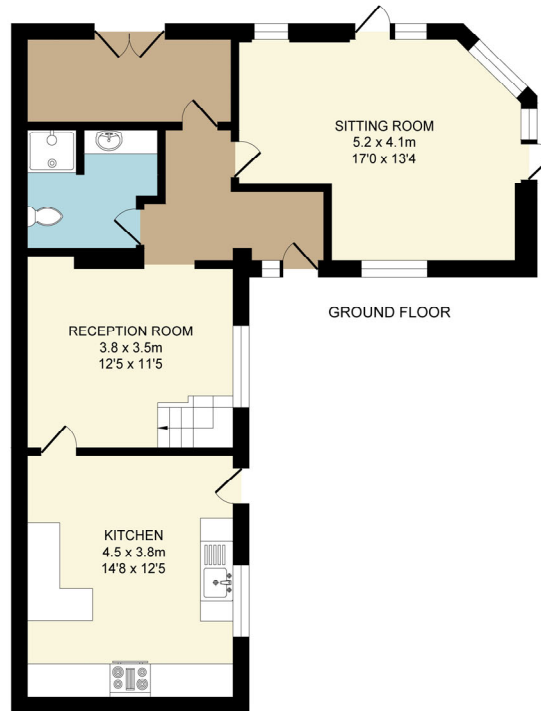
GUIDE PRICE . . . £799,950 . . . FREEHOLD

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 161.3 SQ.M. / 1736 SQ.FT. (INC. STABLES 25.9 SQ.M. / 279 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





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



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