

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



25 West Ridge, Bourne End Buckinghamshire SL8 5BU

THREE BEDROOM SEMI DETACHED CHALET BUNGALOW
SITTING ROOM WITH BAY WINDOW: EXTENDED KITCHEN/BREAKFAST ROOM
FIRST FLOOR MASTER BEDROOM WITH EN SUITE SHOWER ROOM
TWO GROUND FLOOR BEDROOMS: SECOND SHOWER ROOM
HIGHLY DESIRABLE, QUIET LOCATION: NO ONWARD CHAIN
GOOD SCHOOL CATCHMENT: COUNCIL TAX BAND D: EPC RATING D



Ideally located in this highly sought after private cul de sac facing a central green is an attractive three bedroom semi detached family home that has been extended to provide flexible accommodation and is offered to the market with no onward chain.

A former single storey bungalow, the ground floor accommodation now comprises of two bedrooms with a shower room, a sitting room with a front aspect bay window and a spacious kitchen that has been extended and is fitted with an extensive range of cupboards and drawers. There are doors from the kitchen to the rear garden and there is plenty of space for a dining table.

The stairs up to the first floor rise into the master bedroom, making a nice feature of this double aspect room that benefits from plenty of eaves storage and an en suite shower room. Both of the shower rooms comprise a WC, wash hand basin and a walk in shower cubicle.

To the front of the property is a gravelled driveway providing parking for several cars and a mature well tended front garden. The rear garden is mainly lawn with mature flower and shrub borders and a paved patio area adjacent to the kitchen. The garage has been converted into a very useful garden shed/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

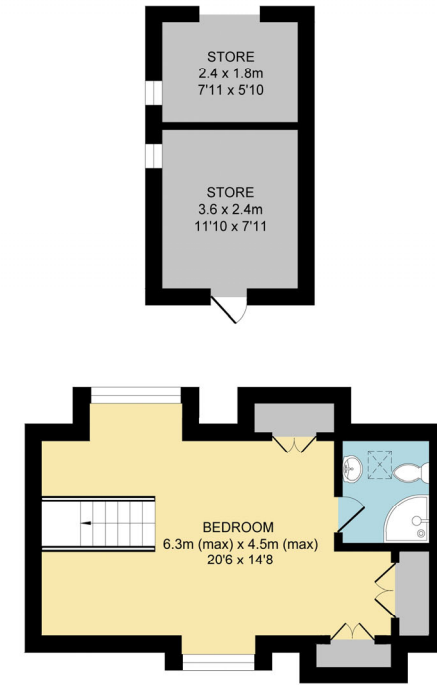
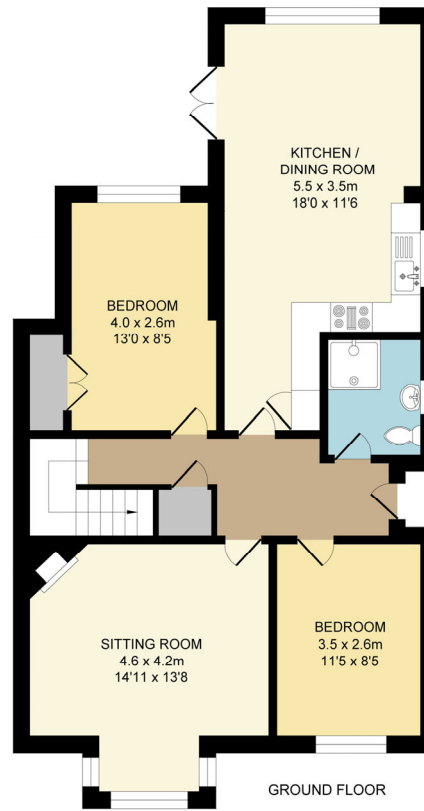
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £590,000 . . . 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 102.0 SQ.M. (1098 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. Not to scale. 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.