



HUNT & NASH

Est. 1938

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# 4 Ravenshoe Close, Bourne End Buckinghamshire SL8 5QP

**EXTENDED DETACHED FAMILY HOUSE: FOUR DOUBLE BEDROOMS  
TWO EN SUITE SHOWER ROOMS: FAMILY BATHROOM  
L-SHAPED RECEPTION ROOM: FAMILY ROOM  
FITTED KITCHEN WITH SEPARATE UTILITY ROOM: CLOAKROOM  
ENCLOSED REAR GARDEN: AMPLE PARKING: OVERSIZED SINGLE GARAGE  
CUL DE SAC LOCATION: COUNCIL TAX BAND F: EPC RATING D**



Benefitting from a double storey extension to the front and the side, this four bedroom detached family home offers well presented, spacious accommodation throughout and enjoys a private tucked away position within the heart of the village.

The ground floor comprises of an L-shaped reception room with areas for sitting and dining. There are doors to the rear garden and a door to the kitchen. The kitchen is fitted with a range of matching wall and base units above and below fitted worktops with space for all the usual appliances. There is a door to the garden from the kitchen and a separate utility room. The second reception room is an ideal family room or home office and there is a cloakroom/WC off the entrance hall.

On the first floor there are four double bedrooms, two of which have en suite shower rooms and there is a spacious family bathroom.

To the front of the property is a gravelled driveway proving ample off road parking leading to an attached oversized single garage with an up and over door. The rear garden has been landscaped and is stocked with mature flower and shrub borders. Ravenshoe Close is quiet cul de sac in the heart of the village.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase's and Wycombe High School. There are various sporting facilities and opportunities locally including golf at both Flackwell Heath and Beaconsfield, and Sailing at Upper Thames Sailing Club and Cookham Reach.

## **HMRC Anti Money Laundering**

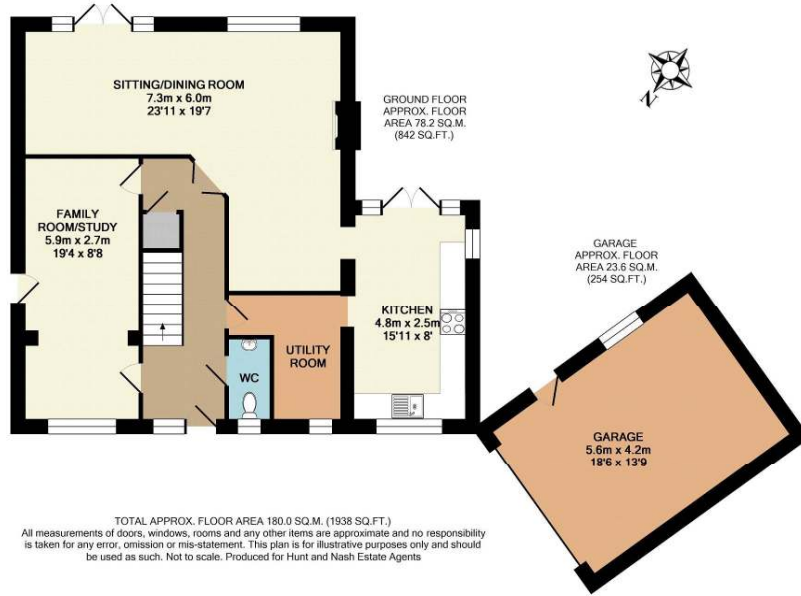
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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**

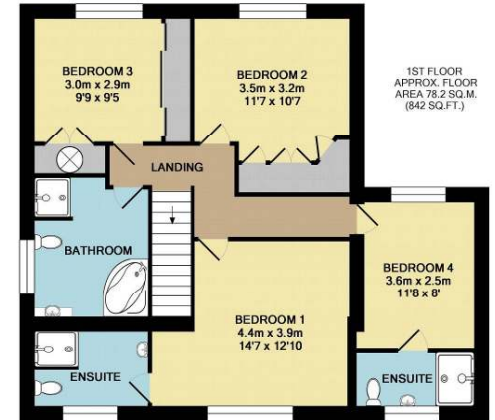
## **GUIDE PRICE . . . £899,950 . . . FREEHOLD**

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  
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TOTAL APPROX. FLOOR AREA 180.0 SQ.M. (1938 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. Produced for Hunt and Nash Estate Agents



Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 29 mins | London Paddington - 35 mins - ELIZABETH LINE





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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