



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

6 Fishermans Way, Bourne End Buckinghamshire SL8 5LY

**SUPERBLY PRESENTED THREE BEDROOM FAMILY HOME
CENTRAL LOCATION CLOSE TO ALL AMENITIES
SPACIOUS SITTING ROOM: WELL EQUIPPED KITCHEN/BREAKFAST ROOM
CLOAKROOM: FAMILY BATHROOM
BEAUTIFUL FRONT AND REAR GARDENS: HOME OFFICE/GARDEN ROOM
PLANNING PERMISSION TO EXTEND Ref. No: 22/08384/FUL
OFF ROAD PARKING: COUNCIL TAX BAND D: EPC RATING D**



Tastefully decorated throughout and superbly presented, this three bedroom semi detached family home is located in the heart of this popular residential area, close to all local amenities and schools.

The accommodation comprises of a double aspect reception room with a wood burning stove and a bay window to the front and there are glazed doors to the garden at the rear. In the entrance hall there is a very useful cloakroom and the kitchen has been extended to provide a dining area with bi folding doors to the garden. The kitchen is fitted with an extensive range of cupboards and drawers above and below fitted work tops with space for all the usual appliances. To the side of the kitchen there is a covered out door area suitable for bikes and garden machinery storage

On the first floor there are three good size bedrooms with large windows allowing plenty of natural light. The bedrooms are complemented by a stylish bathroom and there is access to the loft from the landing.

To the front of the property is a driveway providing off road parking and the front garden is a fabulous vegetable garden with well stocked flower beds. The rear garden is a fantastic feature of this lovely home. It is laid mainly to lawn with mature flower and shrub borders and there is a paved seating area with a wooden pergola. At the far end of the garden is a garden room/home office that may be suitable for a variety of uses.

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 Beaconsfield, and Sailing at Upper Thames Sailing Club and Cookham Reach.

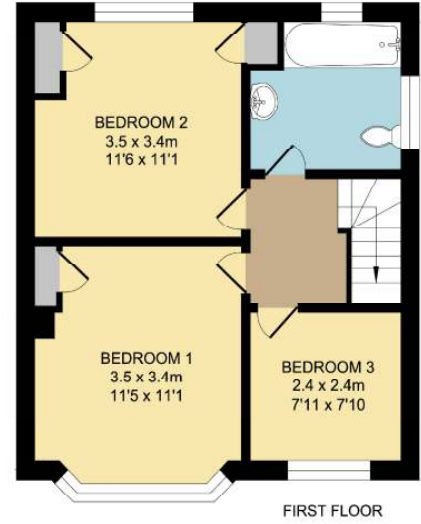
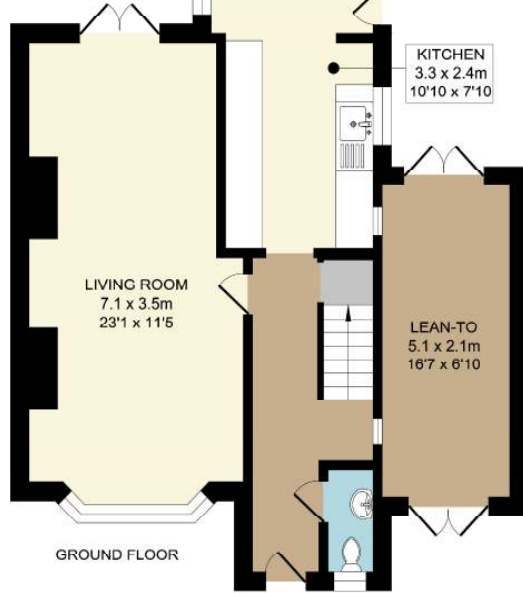
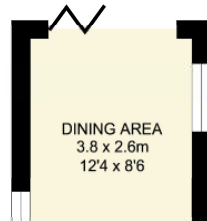
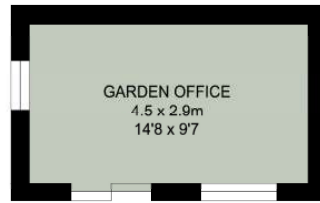
HMRC Anti Money Laundering

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

GUIDE PRICE . . . £599,950 . . . 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 122.0 SQ.M. (1318 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. Not to scale. www.huntandnash.co.uk



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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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