



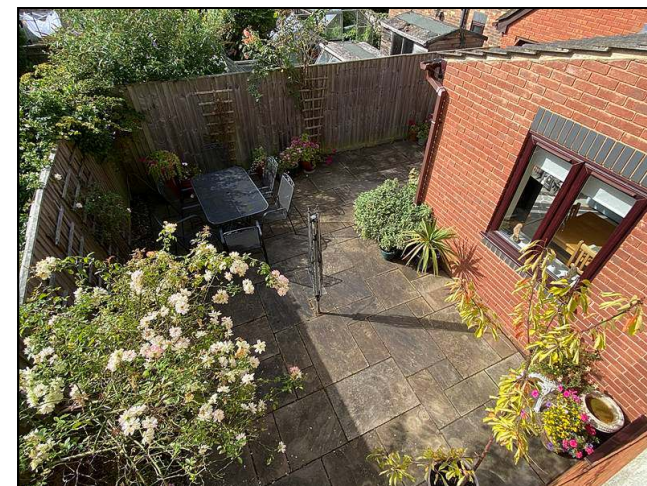
HUNT & NASH

Est. 1938

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6 Groves Close, Bourne End Buckinghamshire SL8 5JP

**LINK DETACHED FAMILY HOME : CLOAKROOM: SITTING ROOM:
EXTENDED KITCHEN/BREAKFAST ROOM: MASTER BEDROOM WITH EN SUITE SHOWER
TWO FURTHER BEDROOMS: FAMILY BATHROOM: SOUTH FACING REAR GARDEN
DRIVEWAY AND GARAGE: CUL DE SAC: NO ONWARD CHAIN CAN BE MADE AVAILABLE
COUNCIL TAX BAND F: EPC RATING D**



Situated in a quiet cul de sac that runs alongside the River Wye is this superbly presented three bedroom attached family home that has been extended at ground floor level, taking full advantage of the southerly rear aspect.

Off the entrance hall is a cloakroom with a low level WC and wash hand basin. The living room enjoys a double rear aspect with glazed double doors opening into the kitchen area. The kitchen is open plan to the extension that provides a dining area with double doors out the garden. The kitchen is fitted with an extensive range of cupboards and drawers, above and below fitted worktops with a matching breakfast bar. There is space for all the usual appliances.

On the first floor there are three bedrooms including a master bedroom with an en suite shower room and a family bathroom, serving bedrooms two and three.

To the front of the property is a well maintained front garden and a driveway providing off road parking. Attached to the house is a single garage with an up and over door and a side door into the rear garden. The rear garden is south facing has been paved for low maintenance.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. 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

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

GUIDE PRICE . . . £585,000 . . . 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





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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