



18 Meadow Walk, Bourne End Buckinghamshire SL8 5TP

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME
STYLISH DÉCOR THROUGHOUT: MODERN OPEN PLAN KITCHEN/DINING AREA
SITTING ROOM: BATHROOM & SEPARATE WC
LANDSCAPED REAR GARDEN: PLENTY OF SCOPE
AMPLE PARKING & DETACHED GARAGE
CUL DE SAC: WALKING DISTANCE TO CLAYTONS SCHOOL
COUNCIL TAX BAND E: EPC RATING C



This attractive semi detached family home is located towards the top of a small, residential cul de sac in the heart of this popular development within walking distance of both the village centre and Claytons Primary School. The superbly presented accommodation has been sympathetically remodelled and updated to create a stunning open plan living space taking full advantage of the landscaped, and particularly well maintained, rear garden.

The front of the property has also been landscaped to provide additional off street parking which leads to an integral entrance porch and into the entrance hall. From here there is access into the sitting room which is a beautiful room with a large bay window to the front and a dining area at the rear. The dining area is open plan to the fabulous kitchen that has been refitted with a range of wall and base units above and below Quartz worktops and a matching breakfast bar. There is space for all the usual integrated appliances and bi folding doors out to the rear garden.

On the first floor there are three bedrooms, two doubles and a good size single, plus a bathroom and a separate WC.

The rear garden enjoys a westerly aspect and extends to about 60' with paved patio areas, taking full advantage of the sun, a well maintained lawn and a detached garage. Access to the garage is to the side of the property via double wooden gates.

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, 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

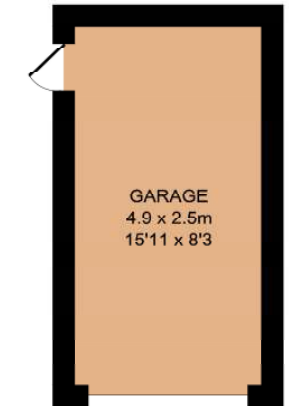
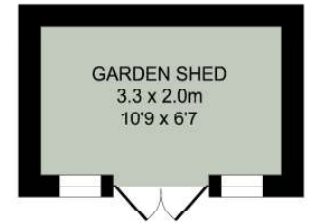
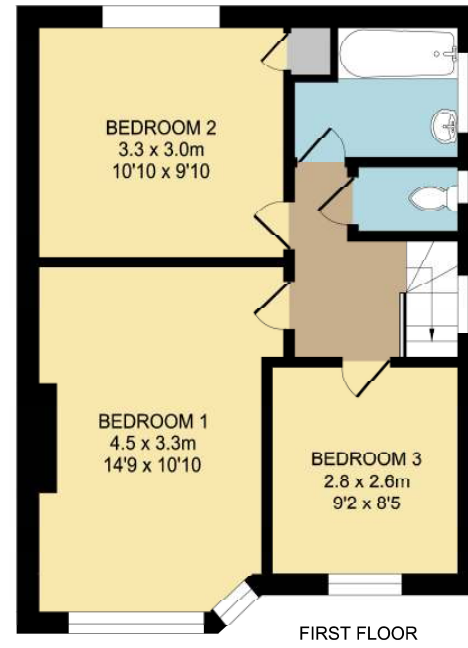
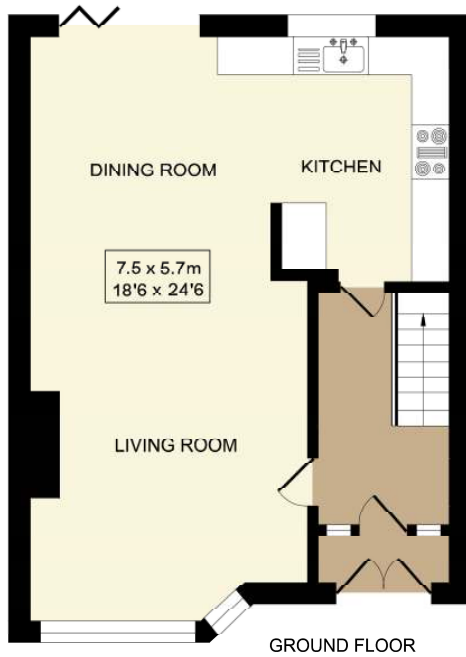
GUIDE PRICE . . . £599,950 . . . FREEHOLD

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 83.0 SQ.M. (893 SQ.FT.) EX. OUTBUILDINGS
 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





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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