



HUNT & NASH

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# 1 Wendover Road, Bourne End Buckinghamshire SL8 5NS

**DETACHED FAMILY HOME: CLOSE TO CLAYTONS PRIMARY SCHOOL  
THREE RECEPTION ROOMS: FITTED KITCHEN: CONSERVATORY  
CLOAKROOM: FOUR BEDROOMS: FAMILY SHOWER ROOM  
EN SUITE BATHROOM: FRONT & REAR GARDENS  
AMPLE OFF ROAD PARKING: GARAGE: NO ONWARD CHAIN  
COUNCIL TAX BAND F: EPC RATING D**



Offered for sale with no onward chain, and within a short walk of Claytons Primary School, is this spacious four bedroom detached family house that offers flexible accommodation and the opportunity to create a lovely home, in a great location.

The ground floor accommodation comprises of an open plan living space with separate living and dining areas that open into a kitchen area fitted with an extensive range of cupboards and drawers. There is space for all the usual appliances and plenty of natural light throughout. Off the dining area is a conservatory and there is a rear door from the kitchen to the garden.

A study, utility room and a cloakroom complete the ground floor accommodation and on the first floor there are four bedrooms complemented by a refitted en suite bathroom and a re fitted family shower room.

To the front of the property is a gravelled driveway providing ample of off road parking that leads to an integral single garage with power and light and an up and over door. Access to the rear garden can be had from either side of the property and there is mature hedging proving privacy.

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**

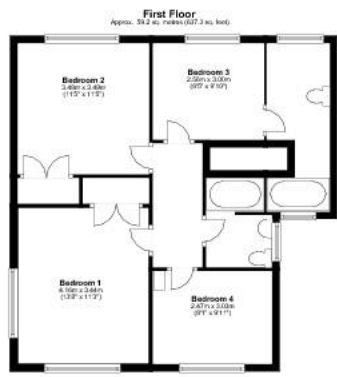
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £765,000 . . . 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](mailto:bourneend@huntandnash.co.uk)





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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.