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Sherwood, 12 Elm Lane, Bourne End Buckinghamshire SL8 5PG

**DETACHED FOUR BEDROOM FAMILY HOME NOW IN NEED OF SOME UPDATING
DOUBLE ASPECT RECEPTION ROOM: GARDEN ROOM: KITCHEN
TWO BATHROOMS: MATURE FRONT AND REAR GARDENS
GARAGE & WORKSHOP: POPULAR LOCATION
NO ONWARD CHAIN: COUNCIL TAX BAND G: EPC RATING D**



Offered for sale for the first time in almost 60 years is this delightful four bedroom detached chalet style family home in a highly sought after location within catchment for the local Grammar Schools and Claytons Primary School in Bourne End.

The flexible accommodation includes three first floor bedrooms with a family bathroom plus an additional ground floor double bedroom and a second bathroom. There is a double aspect lounge/dining room with an attractive fireplace and a garden room with access to the rear garden. The kitchen also has access to the rear garden and is fitted with a range of wall and base units and there is a very useful pantry.

Both the front and rear gardens afford plenty of privacy behind mature hedging with well stocked flower and shrub borders. There is a detached garage with a workshop/snug at the rear.

Elm Lane is a lovely quiet lane close to Bourne End village centre and Sherwood is a wonderful opportunity to create a beautiful family home in a highly desirable location.

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

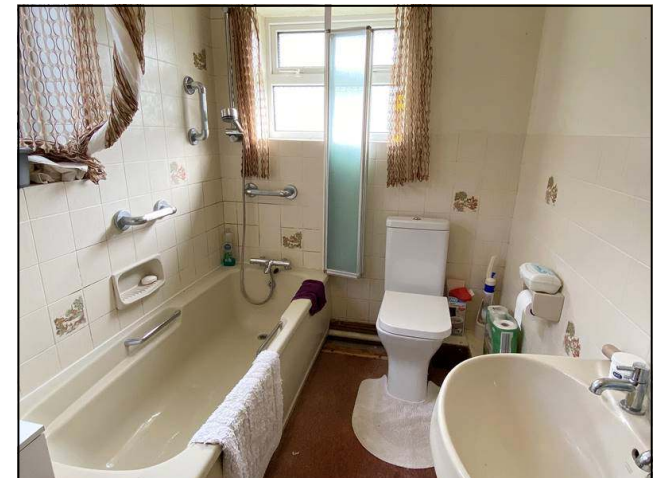
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £750,000 . . . 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



TOTAL APPROX. FLOOR AREA 140.0 SQ.M. / 1507 SQ.FT. (EX. GARAGE 23.0 SQ.M. / 248 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. 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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