



HUNT & NASH

Est. 1938

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# 53 Willows Road, Bourne End Buckinghamshire SL8 5HG

**DETACHED FAMILY HOUSE: IN NEED OF SOME UPDATING  
THREE GENEROUS BEDROOMS: BATHROOM & SEPARATE WC  
SITTING ROOM: DINING ROOM: KITCHEN  
ENCLOSED REAR GARDEN: DRIVEWAY AND INTEGRAL GARAGE  
POPULAR LOCATION: NO ONWARD CHAIN  
COUNCIL TAX BAND E: EPC RATING D**



A well presented three bedroom detached family house in a popular road within a short, level walk of the village and all local amenities.

The well proportioned accommodation would benefit from some updating and this particular property is one of just a few houses in the road that has not been extended. Enquiries regarding any potential planning permission should be made to the local council.

On the ground floor there is a welcoming entrance hall with a door to the front aspect kitchen that is fitted with a range of matching wall and base units above and below fitted work surfaces with an integrated stainless steel oven and hob and space for all the usual appliances. There is also a very useful under stairs cupboard. The dining room leads through to the sitting room, both of which enjoy a pleasant outlook over the garden, with an exposed brick fireplace and a set of patio doors in the sitting room.

On the first floor there are three generous bedrooms that are complemented by a family bathroom with a bathroom, shower and wash hand basin, and an adjacent separate WC.

To the front of the property is a well maintained garden with mature flower and shrub borders and a large area of lawn. There is also a driveway that provides off road parking for a couple of cars that leads to an integral single garage with an up and over door, power and lights. Side access to the left of the property leads to the rear garden that is again laid mainly to lawn and provides a good deal of privacy and seclusion.

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.

## **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 . . . £575,000 . . . FREEHOLD

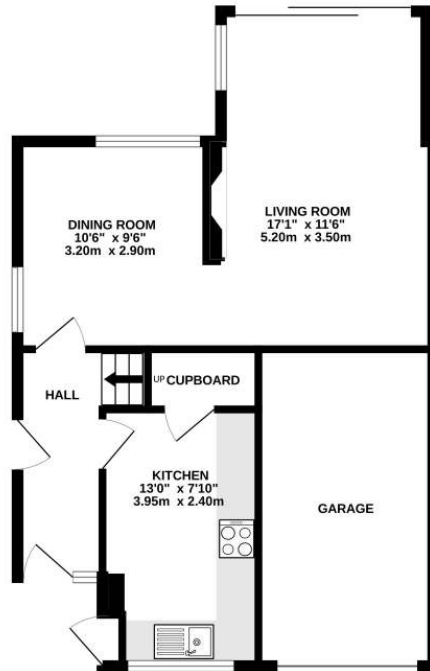
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

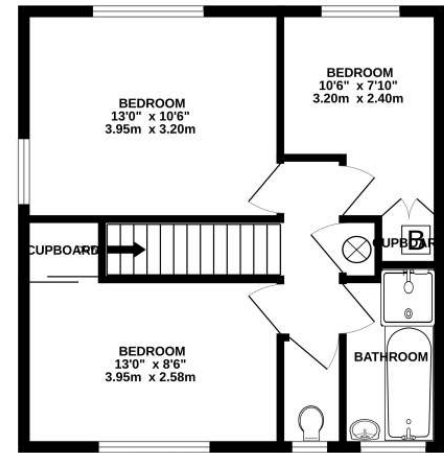
Viewing By Appointment  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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