

# HUNT & NASH

Est. 1938

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# 15 Telston Close, Bourne End Buckinghamshire SL8 5TY

**DETACHED FAMILY HOUSE IN A QUIET CUL DE SAC  
THREE BEDROOMS: TWO RECEPTION ROOMS: KITCHEN & UTILITY ROOM  
CLOAKROOM AND FAMILY BATHROOM  
FABULOUS REAR VIEWS: MATURE SOUTH FACING REAR GARDEN  
PLENTY OF PRIVACY: CLAYTONS PRIMARY SCHOOL CATCHMENT  
NO ONWARD CHAIN: COUNCIL TAX BAND F: EPC RATING D**



A wonderful opportunity to purchase this delightful family home that is ideally positioned in the corner of a very quiet cul de sac, within walking distance of Claytons Primary School, with a fabulous south facing rear garden. Many of the other properties in Telston Close have been extended or remodelled and any enquiries regarding this should be directed to Buckinghamshire County Council.

The accommodation is complemented by large windows that allow plenty of natural light to flow through the house and both the sitting room and kitchen are at the rear of the property enjoying the pleasant aspect.

In addition to a spacious sitting room there is a separate dining room and a fitted kitchen that is big enough for a small breakfast table. Off the kitchen is a very useful utility room with access to the garden and into the attached single garage. A cloakroom completes the ground floor accommodation and there is some original parquet flooring throughout the ground floor

On the first floor there are three bedrooms and a family bathroom. The two rear bedrooms enjoy an enviable view over Bourne End towards Cookham Dean and Marlow.

Aside from the potential that is on offer, a delightful feature of this lovely home is the south facing rear garden and all that it has to offer. There are a variety of well stocked flower beds with mature trees and hedging and areas of natural wild flowers and grass providing plenty of opportunity for children to explore.

To the front is a driveway leading to an attached single garage.

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 John Hampden, The Royal Grammar School, Beaconsfield High, Sir William Borlase's and Wycombe High School.

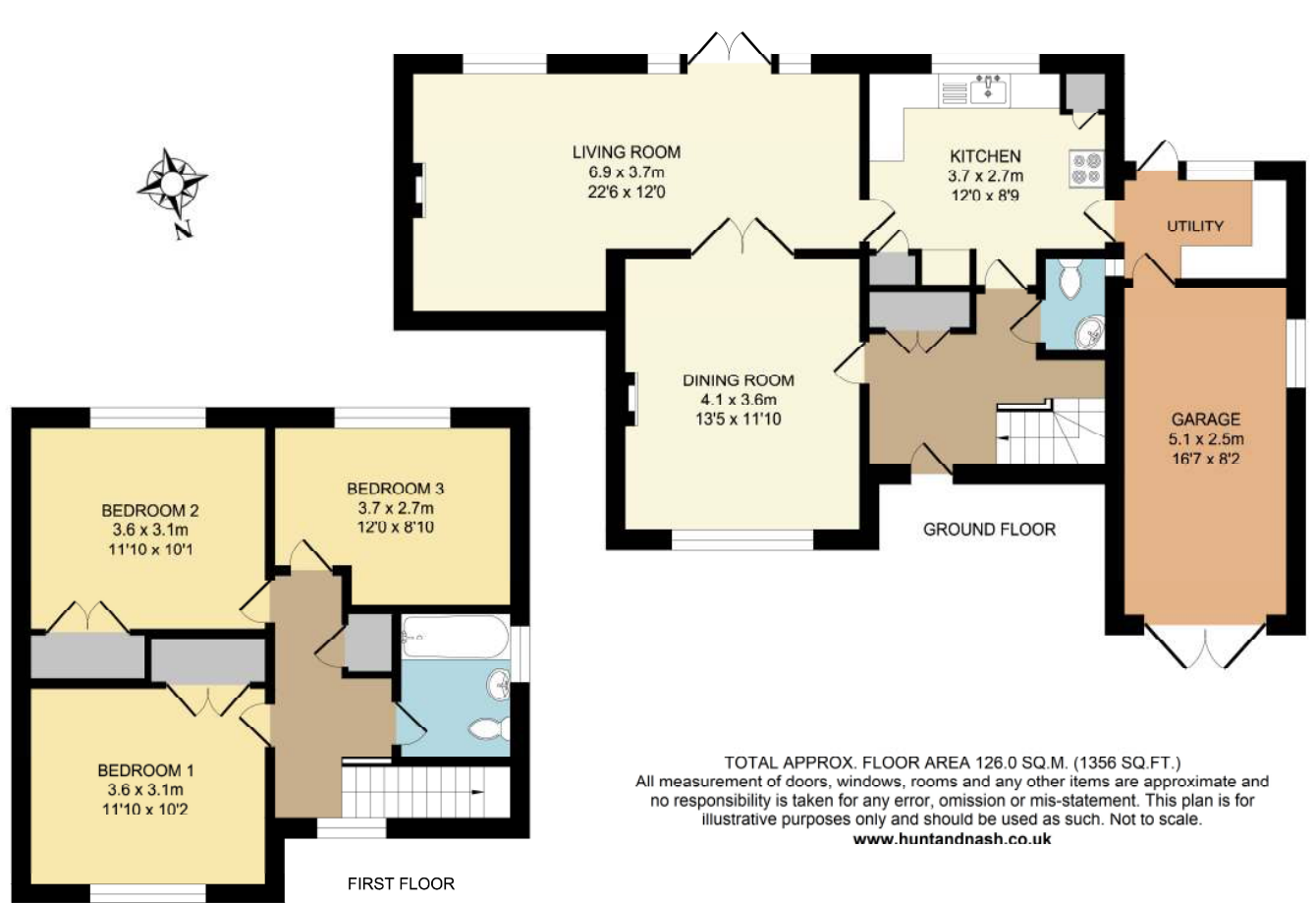
## **HMRC Anti Money Laundering**

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

# GUIDE PRICE . . . £775,000 . . . 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  
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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





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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