



Wyndale Hedsor Road
Bourne End, Bucks
SL8 5DH

To Let
£2,250 PCM

RB REASTON BROWN

Refurbished Family Home, Offering Three Bedrooms, Sitting Room, Conservatory Kitchen, Dining Room, Expansive Garden Set within The Vibrant Sought After Area

This beautifully restored family home, dating back to the 1930s, has been elegantly refurbished. It is conveniently situated within easy walking distance of the railway station, the town centre, and various amenities in a highly regarded Thames-side village, approximately 3-4 miles from Junction 2 of the M40.

Accommodation: - Wide entrance lobby to inner hall with stairwell, front aspect sitting room with bay window, separate dining room opening to a full- width conservatory / family room at the rear, fitted kitchen/ diner with built- in appliances, internal access to integral garage. Turned stairwell to first floor landing leading to a master bedroom with ample wardrobes/clothes storage, two further bedrooms (one double and one single), family bathroom with bath and up and over shower, wc, sink with storage. The property is equipped with gas central heating, featuring a combi boiler, and boasts full double glazing and new neutral carpets throughout. The electrical system has been recently overhauled for added peace of mind.

Outside, there is parking available for two vehicles on the front driveway, along with an integrated garage/storeroom. The rear garden, which is approximately 120 feet in length. It includes a broad paved terrace/patio area, predominantly laid to lawn, and a separate kitchen garden/growing area. Additionally, there are two storage sheds and a refurbished greenhouse on the property.

To let now, unfurnished. Ideal family accommodation/ long lets welcomed. Rent includes a garden tidy service by the landlord. no smokers. Council Tax: E EPC: D

Situation

Bourne End sustains many businesses and services whilst still retaining a village atmosphere. There is a Community Centre in the centre of the village, with a large hall, function rooms and a bar, which is open for member's use. It is, for many, considered the focal point of village activity.

The village has two recreation grounds (Furlong Road and Blind Lane), riverside open space at the marina and Spade Oak Reach, a Junior Sports Club and fitness centre and the long-established Upper Thames Sailing Club. For many residents and visitors alike, the river is the central attraction of Bourne End, and many leisure pursuits involve or revolve around it. The Sailing Club traditionally host a week-long regatta every year in June, known as *Bourne End Week*.

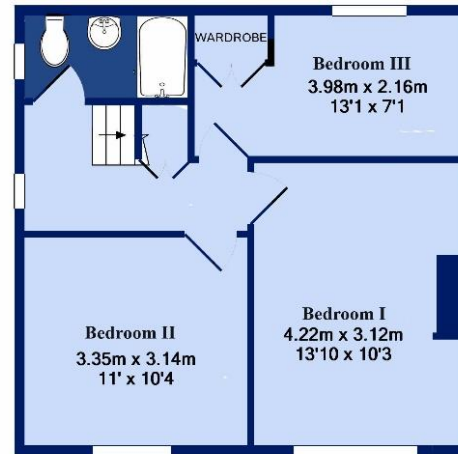
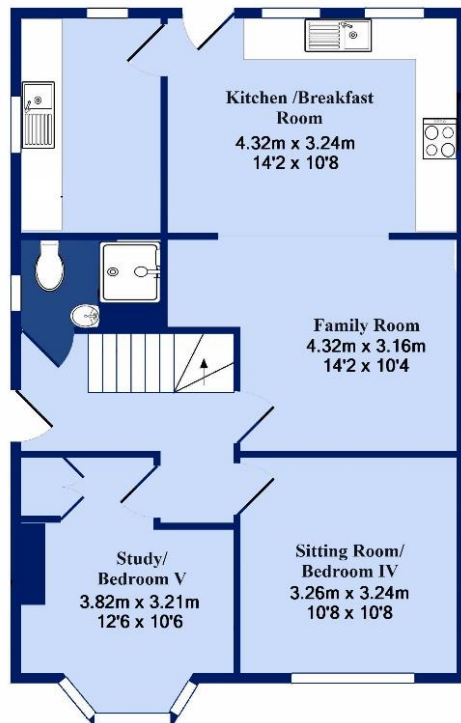
Bourne End hosts a number of restaurants of varying cuisines. There are also a number of **public houses**.

Westfield School, on Highfield Road, Claytons Primary School, in Wendover Road, Bourne End Academy, /Pembroke School.

The property comprises the following with all dimensions being approximate only







Approx. Gross Internal Floor Area 1109 Sq Ft (103 Sq M)

14 Bulan Road, Headington, Oxford, OX3 7HT

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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*Costs:- Holding Deposit is 1 week's rent
(calculated as monthly rent x 12 ÷ 52)*

*Rent in advance = One Month's Rent
Deposit 5 week's rent (calculated as
monthly rent x 12 ÷ 52 x 5)*

*If you provide misleading information on your pre
application form or withhold/delay the referencing
process you may forfeit your holding deposit*



Viewing is Strictly by Appointment through Reaston Brown

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