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HUNT & NASH

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Flat 3, 42 Furlong Road, Bourne End Buckinghamshire SL8 5AA

**WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE
PRIVATE ENTRANCE PORCH: SITTING ROOM WITH SQUARE BAY WINDOW
TWO BEDROOMS WITH BUILT IN WARDROBES: FITTED KITCHEN: BATHROOM
PRIVATE REAR GARDEN: ALLOCATED PARKING: SINGLE GARAGE
SHARE OF FREEHOLD: NO ONWARD CHAIN: EPC RATING TBC**



A centrally located and nicely presented two bedroom first floor maisonette with it's own private entrance, within a level walk of the shops, the surgeries and Bourne End Railway Station.

Offered to the market with no onward chain this delightful property benefits from a private rear garden along with off road parking and a single garage.

The sitting room is lovely and bright with a large bay window to the front allowing plenty of natural light and there is a serving hatch to the kitchen. The kitchen enjoys a dual rear aspect over the garden and would benefit from being updated but there is space for all the usual appliances and space for a small breakfast table. The two bedrooms (one double, one single) both have built in wardrobes and the bathroom comprises of a panelled bath, low level WC and a wash hand basin.

Being on the first floor this property benefits from a generous loft space for storage.

To the rear is an enclosed private garden laid mainly to lawn with mature, well stocked flower and shrub borders. There is direct access from the garden to the property and also to the rear of the single garage that has an up and over door and an allocated parking space beyond this.

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 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.

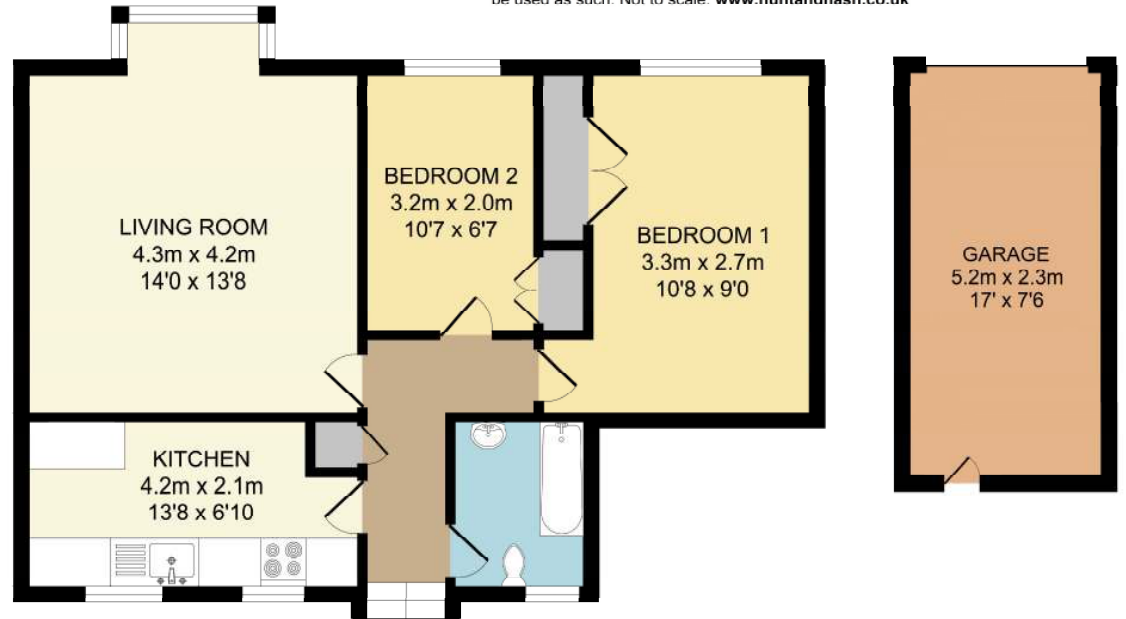
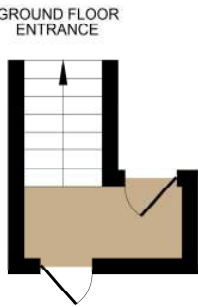
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR.

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

GUIDE PRICE . . . £345,000 . . . SHARED 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





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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