



# 9 Townsend Reach, Bourne End Buckinghamshire SL8 5RH

**THREE STOREY TOWNHOUSE: SUPERB RIVER VIEWS: TWO DOUBLE BEDROOMS  
EN SUITE SHOWER ROOM AND EN SUITE BATHROOM: LIVING ROOM: DINING ROOM  
FITTED KITCHEN WITH GRANITE WORKTOPS: RAISED WOODEN DECK: BALCONY  
GATED ENTRANCE: GARAGE & PARKING  
EPC RATING C**



A stunning three storey townhouse with split level accommodation throughout, affording superb views over Bourne End Marina and The River Thames.

These properties were built less than 20 years ago and have rarely changed hands since then. The unusual design takes full advantage of the lovely views and provides spacious accommodation on all levels.

At entry level from the front door there is a cloakroom and access into the integral garage. Steps from the entrance hall lead up into the sitting room.

The sitting room benefits from having double doors that open out onto a large raised wooden deck that leads down to a small garden with a wooden gate leading to the River. Stairs from the living room lead up into a dining room with an opening into the kitchen. The kitchen is fitted with a range of cupboards and drawers with integrated appliances, granite work tops and a matching breakfast bar.

The main bedroom has been fitted with a range of wardrobes and adjacent dresser plus there is an additional dressing area with more fitted wardrobes that leads to an en suite shower room. Off the main bedroom is a wooden balcony with uninterrupted views. The second bedroom is on the top floor of the property and benefits from having an en suite bathroom and fitted wardrobes.

Access to these properties is via electric gates and there is a driveway leading to an integral garage. \*Annual Estate Fees apply - please ask for further details.

Bourne End Marina provides a range of services including moorings, fuel and gas, pump out station and a chandlery and there is also a popular Spanish Tapas Restaurant

## **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 . . . £895,000 . . . 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  
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TOTAL APPROX. FLOOR AREA 124.1 SQ.M. (1336 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](http://www.huntandnash.co.uk)

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





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 or treated as a guarantee.

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