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HUNT & NASH

Est. 1938

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2 Rye Court, Bourne End Buckinghamshire SL8 5SB

**FIRST FLOOR MAISONETTE: PRIVATE ENTRANCE
TWO DOUBLE BEDROOMS: SPACIOUS SITTING ROOM
MODERN FITTED KITCHEN: GENEROUS BATHROOM
TASTEFUL DÉCOR: ALLOCATED PARKING
CENTRAL LOCATION: EPC RATING C**



Ideally located within the heart of the village, tucked away behind the shops and behind a wooden 5 bar gate, this spacious two double bedroom first floor maisonette is tastefully decorated throughout and is a fantastic first time purchase or equally attractive as a rental investment.

Once inside the private entrance there is a useful area for shoes and coats with a staircase rising to the first floor. The size of this fabulous property becomes immediately apparent as we enter the sitting room which enjoys a front aspect and an attractive wood effect floor.

Off the sitting room is an inner hall leading to the bedrooms and a further door leading to the kitchen. The kitchen is fitted with a range of modern wall and base units comprising of cupboards and drawers above and below fitted worktops with a matching breakfast bar and space for all the usual appliances.

Both the bedrooms are comfortable doubles with plenty of room for wardrobes and they are complemented by a spacious bathroom fitted with a white suite.

Being on the top floor there is a useful loft space for additional storage and to the front of the property there are two allocated parking spaces.

Bourne End is a popular Buckinghamshire village on The River Thames 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.

There are various sporting facilities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor

HMRC Anti Money Laundering

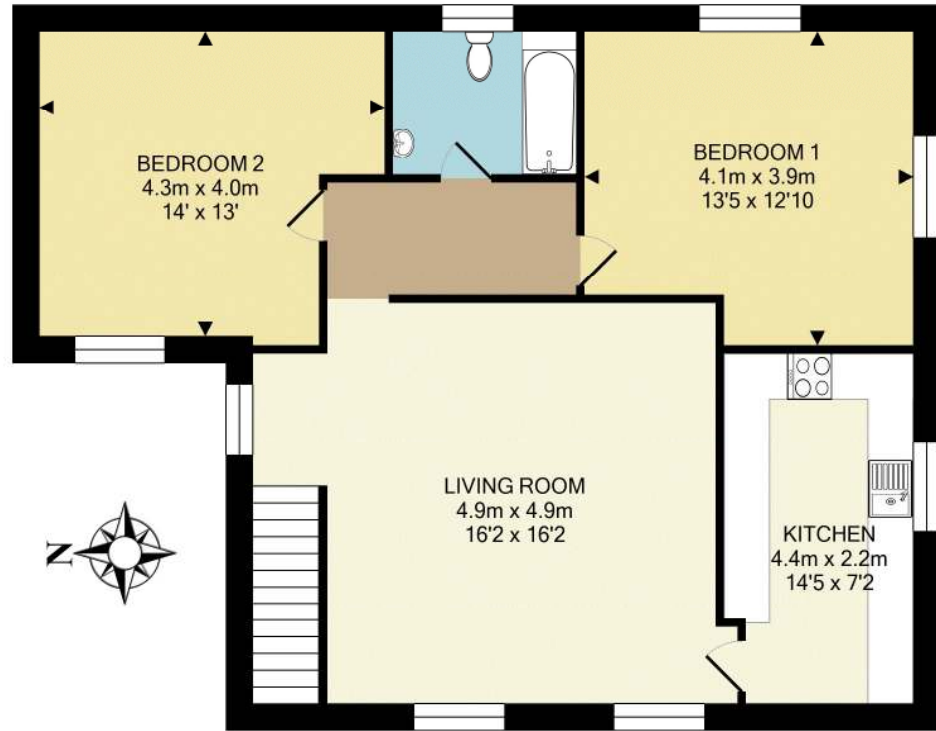
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £325,000 . . . SHARE OF 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



TOTAL APPROX. FLOOR AREA 81.1 SQ.M. (873 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

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 for carpets and furnishings

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