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**KNOLE
HOMES**





THE SIDINGS, STATION ROAD, BOURNE END

BUCKINGHAMSHIRE SL8 5YP

An individually styled development of just three spacious two bedroom, two bathroom contemporary apartments adjacent to Bourne End Railway Station. Each individual apartment benefits from an allocated parking bay and private outside space.

Knole Homes Limited is a bespoke design and build property development company that prides itself on attention to detail and quality of finish. Each property they create is architect designed from the ground up. They advocate using traditional building techniques and combining these with modern specifications ensures all of their homes meet the demands of modern day living.

Creating a new home is merely one part of the Knole Homes ethos. They also take great pride in integrating each property into it's surroundings and, in doing so, create a desirable environment for people to live for many years to come.

Once again Hunt & Nash Estate Agents are assisting Knole Homes with their second residential development in Bourne End and we very much look forward to welcoming you to The Sidings.

Specification

Exterior

- Contemporary styling
- Bespoke balconies/terraces*
- Allocated parking bays
- Traditional Brick and Block construction
- Lighting to balconies and terrace areas*
- Communal video entry system* and high security locks
- High Performance sealed unit Aluminium windows
- 10 year Build-zone Warranty

Interior

- Engineered oak herringbone flooring to living areas and kitchens
- Heavy weight oak internal doors
- LED downlighting
- Farrow & Ball paint colours to all walls
- Porcelain and Ceramic tiling to all bathroom and en suites
- High quality fitted carpets to all bedrooms
- Spacious fitted wardrobes to all master bedrooms
- Satellite TV, broadband and telephone points to all principal rooms
- Smoke and Heat detectors
- Gas fired central heating with Ideal ESP1 Combination Boilers

Kitchen

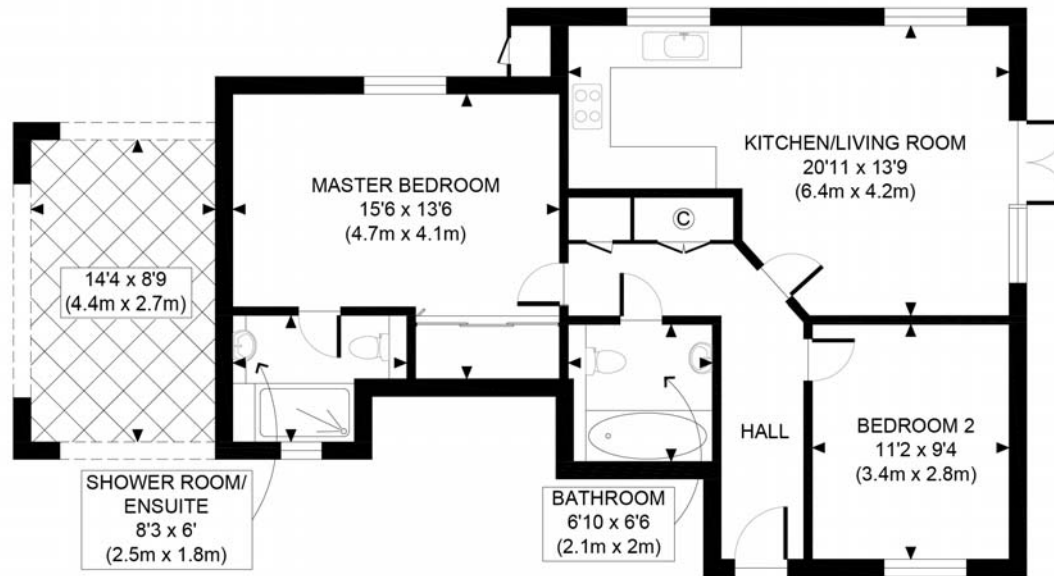
- Custom designed matt grey handle-less wall and floor units with high quality 30mm Quartz worktops and matching upstands
- Range of high specification integrated A/A+ appliances:
 - Bosch induction hob
 - Bosch stainless steel fan assisted oven
 - Bosch integrated microwave
 - Bosch Integrated full height fridge/freezer
 - Bosch integrated dishwasher
 - Stainless steel designer sink with dual control mono block mixer
 - Soft close drawers and doors
 - Breakfast bar /island unit with 30mm Quartz top
 - Under unit LED lighting

Bathroom and En Suite

- Vado brassware including concealed shower valves and chrome shower heads
- Vitra baths and Merlyn shower screens
- Porcelanosa tiling to floors with ceramic tiling to walls, baths and shower areas
- Contemporary white sanitary ware with vanity unit
- Stylish modern chrome taps and fittings
- Electric Underfloor heating
- Heated towel rails

*Specification is apartment specific and is subject to updating or change at any time, the specification for each apartment must be checked at the point of reservation.

Apartment 1 Ground Floor



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

GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 727 SQ FT

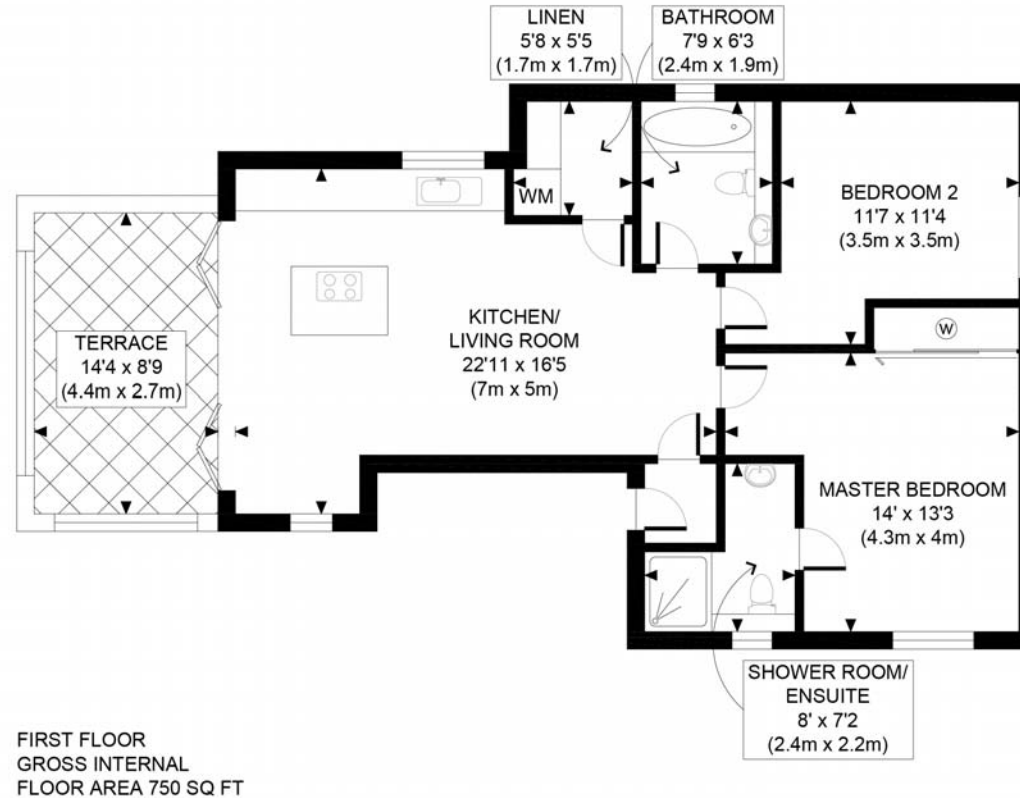
APPROX. GROSS INTERNAL FLOOR AREA 727 SQ FT / 68 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

date 16/10/20


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Apartment 2 First Floor

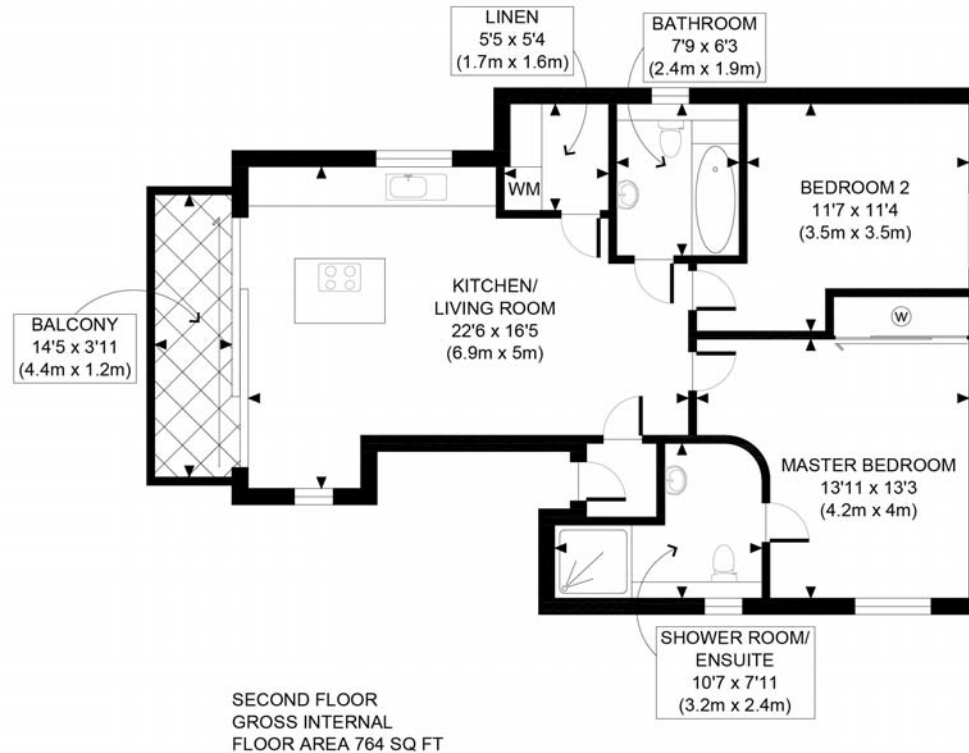


**Distance by Road
(from The Sidings)**


Bourne End Station - 0.0 miles
Marlow Station - 4 miles
M40 - 3.8 miles
M25 - 10 miles

APPROX. GROSS INTERNAL FLOOR AREA 750 SQ FT / 70 SQM	
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	photoplan 

Apartment 3 Second Floor



**Distance to Airport
(from Bourne End)**
London Heathrow - 15.7 miles
London Luton - 31.8 miles

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQM	
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Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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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.
Further information is available on request as required under Article 13 of the GDPR