



HUNT & NASH

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# 21 Bramley Gardens, Bourne End Buckinghamshire SL8 5FF

**FIRST FLOOR MAISONETTE: PRIVATE ENTRANCE: OPEN PLAN LIVING ROOM  
MODERN FITTED KITCHEN: MASTER BEDROOM WITH FITTED WARDROBES: EN SUITE  
SECOND DOUBLE BEDROOM WITH FITTED WARDROBES: BATHROOM  
PRIVATE LOW MAINTENANCE GARDEN: PRIVATE CAR PORT  
QUIET CUL DE SAC: CENTRAL LOCATION: EPC RATING B**



Built approximately 6 years ago by Shanly Homes this two bedroom first floor maisonette is superbly presented throughout and is conveniently located at the end of small cul de sac within a very short walk of Bourne End railway Station and village centre.

There is a private entrance at street level with stairs then rising to the first floor. The spacious living room enjoys a double aspect to the front and rear with a large open plan modern kitchen area fitted with a range of wall and base units with integrated appliances.

The master bedroom has a range of fitted wardrobes with an en suite bathroom and there is a second double bedroom, again with fitted wardrobes and use of the second bathroom. The bathrooms are fitted with modern white suites and contemporary fittings.

Not only does this lovely property benefit from it's own private entrance but there is also an enclosed private rear garden that has been gravelled for easy maintenance and there is a covered parking space with an additional parking space in front of that.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

\*\* The current owner owns 50% of this property through an affordable Shared Equity scheme with Shanly Homes, however there is the opportunity of purchasing a much larger percentage, up to 100% of the value, if required. Further details are available on request.

## **HMRC Anti Money Laundering**

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

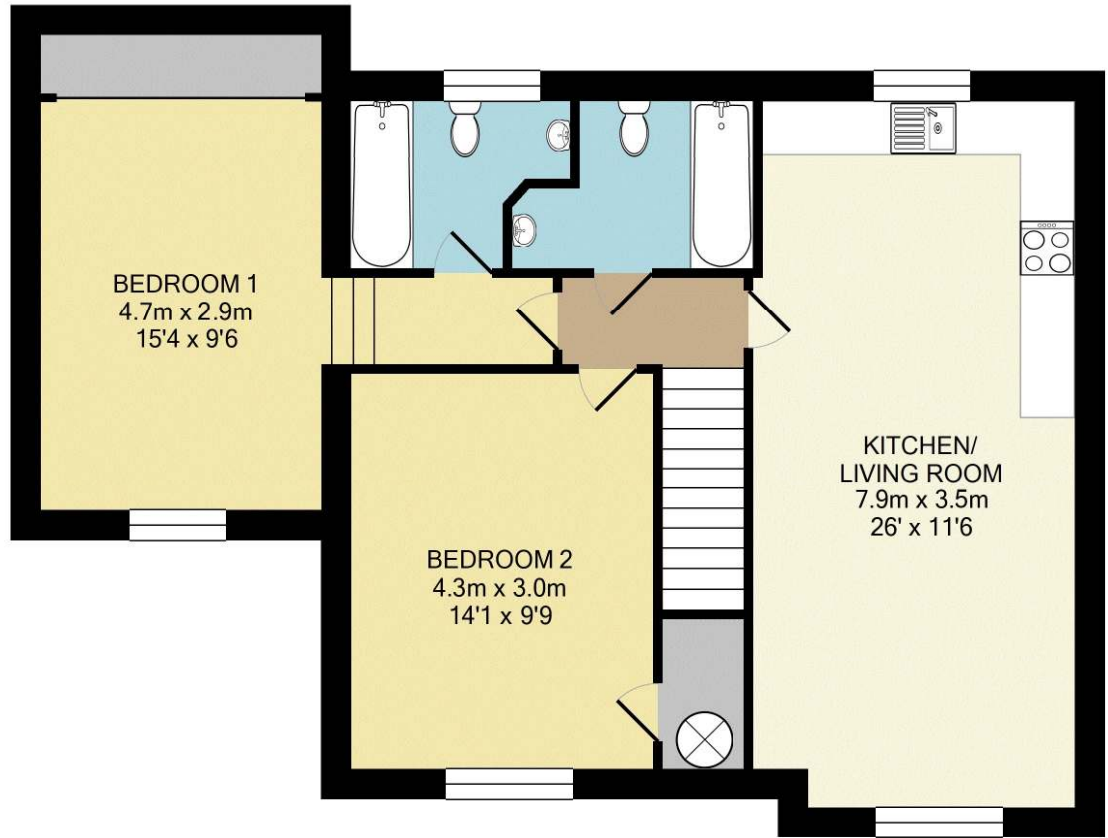
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

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

## GUIDE PRICE . . . £425,000 . . . LEASEHOLD

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](mailto:bourneend@huntandnash.co.uk)



All measurements of doors, windows, rooms and any other items 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)





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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