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# 26 Blind Lane, Bourne End Buckinghamshire SL8 5JY

**THREE BEDROOMS: GROUND FLOOR SHOWER ROOM: SEPARATE WC  
SITTING ROOM: DINING ROOM: KITCHEN: DOUBLE GLAZING  
DELIGHTFUL FRONT AND REAR GARDENS: POTENTIAL TO EXTEND, STPP  
POPULAR LOCATION: CLOSE TO VILLAGE CENTRE  
NO ONWARD CHAIN: EPC RATING F**



An attractive ex local authority three bedroom semi detached family home in a popular location within a short walk of the village centre, now in need of some updating.

The accommodation comprises of two good sized reception rooms, both with tiled fireplaces, a kitchen which would benefit from being refitted, a ground floor shower room with a separate WC and three first floor bedrooms. The windows have been double glazed, the front and back doors have been upgraded and there is plenty of natural light.

A particular feature of this comfortable home is not just the well maintained garden, that is well stocked with a variety of shrubs, but also the amount of space that is on offer at the side of the house and looking at many of the neighbouring properties we would suggest that an extension would be well received by the local council. Enquiries regarding this should be made to the planning department at Wycombe District Council.

This property is available with no onward chain offering a wonderful opportunity to create a lovely home and is ideal for taking advantage of the current Stamp Duty Holiday that is available until 31st March 2021.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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.

## **HMRC Anti Money Laundering**

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

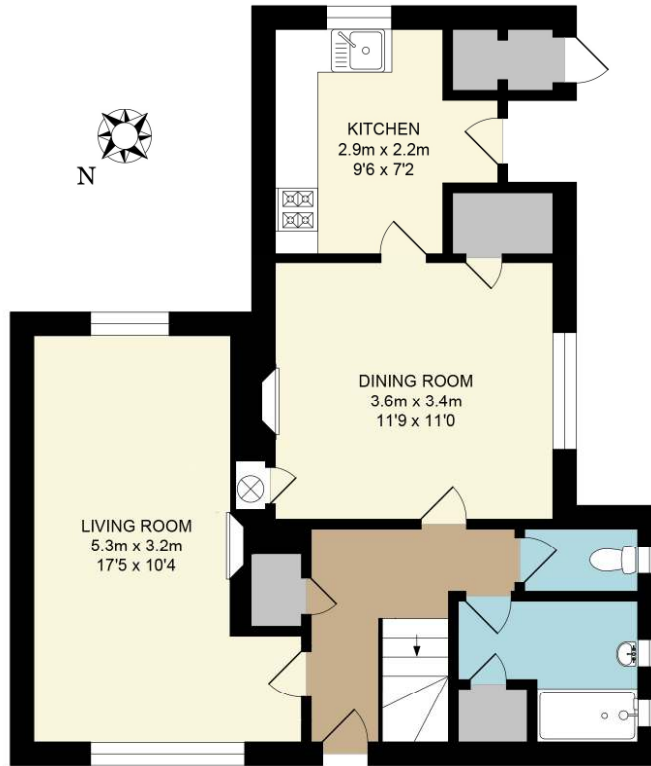
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

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

## GUIDE PRICE . . . £420,000 . . . FREEHOLD

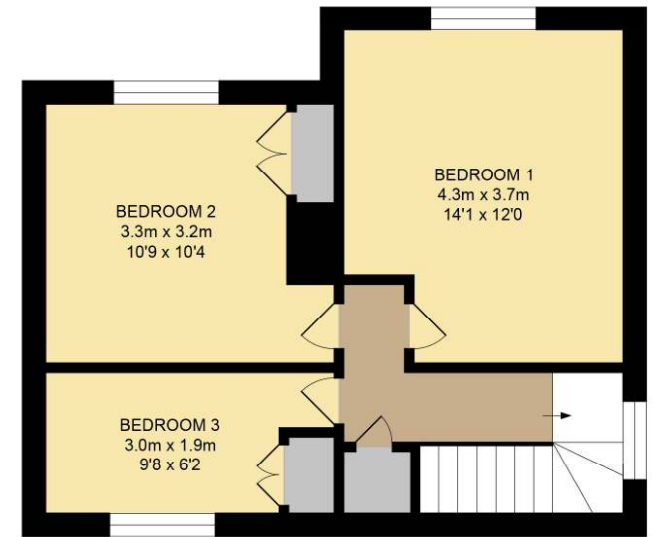
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)

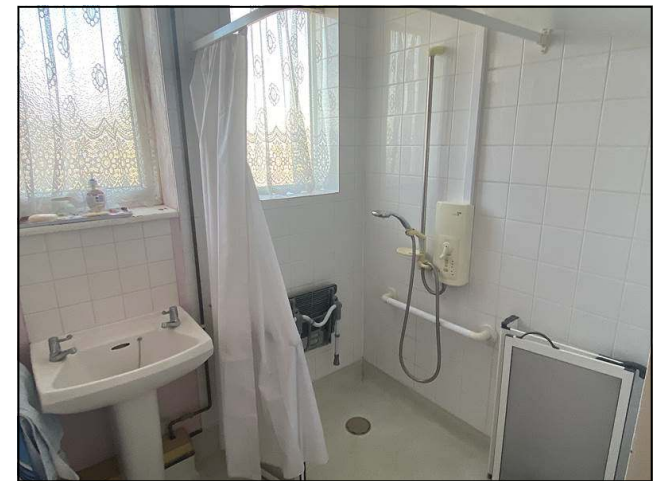


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 100.3 SQ.M. (1080 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)



FIRST FLOOR





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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