



HUNT & NASH

Est. 1938

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Flat 2, 42 Furlong Road, Bourne End Buckinghamshire SL8 5AA

**SUPERBLY APPOINTED ONE BEDROOM GROUND FLOOR MAISONETTE
PRIVATE ENTRANCE PORCH: SITTING ROOM WITH DOOR TO PRIVATE FRONT GARDEN
RE FITTED MODERN KITCHEN: REFITTED MODERN BATHROOM
DOUBLE BEDROOM WITH PATIO DOORS TO PRIVATE REAR GARDEN
BUILT IN WARDROBES: ALLOCATED PARKING: SINGLE GARAGE
SHARE OF FREEHOLD: NO ONWARD CHAIN: EPC RATING D**



A centrally located and superbly appointed one bedroom ground floor maisonette with its own private entrance, within a level walk of the shops, the surgeries and Bourne End Railway Station.

Offered to the market with no onward chain this delightful property benefits from private gardens to both the front and rear plus off road parking and a single garage.

The sitting room is lovely and bright with a door leading to the front garden and access to the rear garden is via the double bedroom. The kitchen has been recently refitted with a range of modern wall and base units with space for all the usual appliances and comes with an eye level stainless steel electric oven and grill, integrated microwave and electric hob. The bathroom has also recently been replaced with a stylish modern white suite and complementary tiling.

To the front of the property is a well maintained private garden with an area of lawn and mature, well stocked flower and shrub borders. There is also side access leading to the rear.

To the rear is a paved courtyard garden providing plenty of privacy and seclusion and there is also a single garage and off road parking beyond this.

Bourne End is a popular Buckinghamshire village 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 and Wycombe High School.

HMRC Anti Money Laundering

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

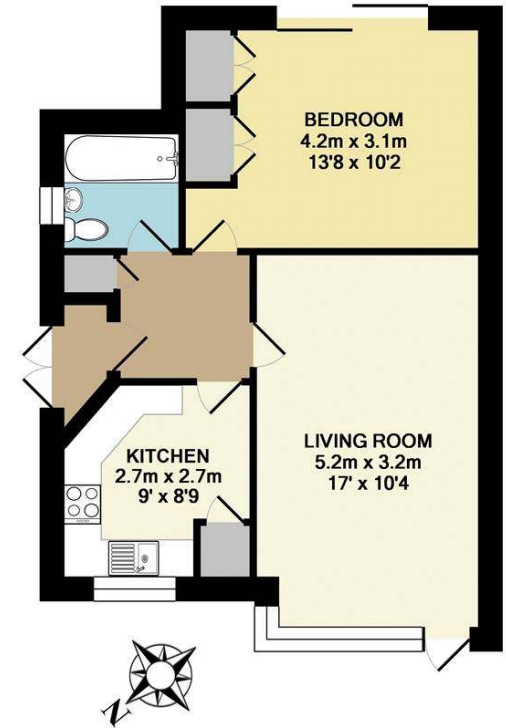
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR.

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

GUIDE PRICE . . . £310,000 . . . SHARE OF FREEHOLD

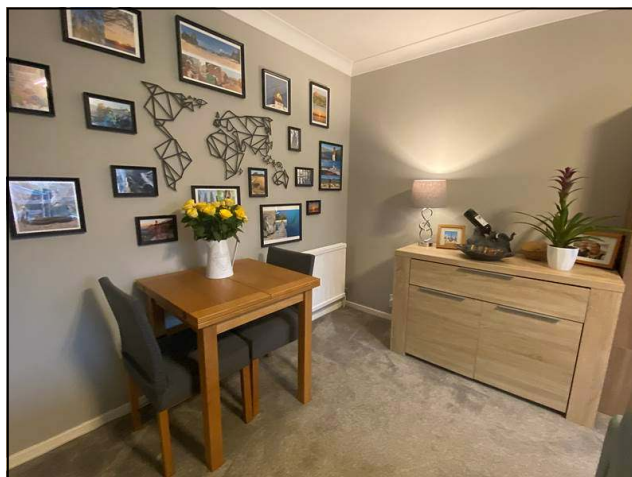
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 45.1 SQ.M (486 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.
 Produced for Hunt and Nash Estate Agents.

The property is currently tenanted and these photos are representative of the previous occupier





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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