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# 11 Selbourne House, Blind Lane, Bourne End Buckinghamshire SL8 5JS

**GROUND FLOOR FLAT: TWO DOUBLE BEDROOMS  
LARGE SITTING ROOM: MODERN KITCHEN  
RE FITTED MODERN BATHROOM: GAS CENTRAL HEATING  
DOUBLE GLAZING: RESIDENT'S PARKING  
WALKING DISTANCE TO VILLAGE CENTRE  
EPC RATING C**



A superbly presented two double bedroom ground floor flat in a popular purpose built block conveniently located with a short, level walk of Bourne End village amenities including the railway station and The River Thames.

A bright dual aspect living room is complemented by a modern refitted kitchen comprising a range of white matching wall and base units above and below fitted work tops with space for all the usual appliances including a stainless steel eye level oven and grill and a breakfast bar.

Both of the bedroom benefit from built in wardrobes and the modern bathroom conveniently has a separate WC.

There are well maintained communal gardens and resident's parking is on a first come served basis.

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

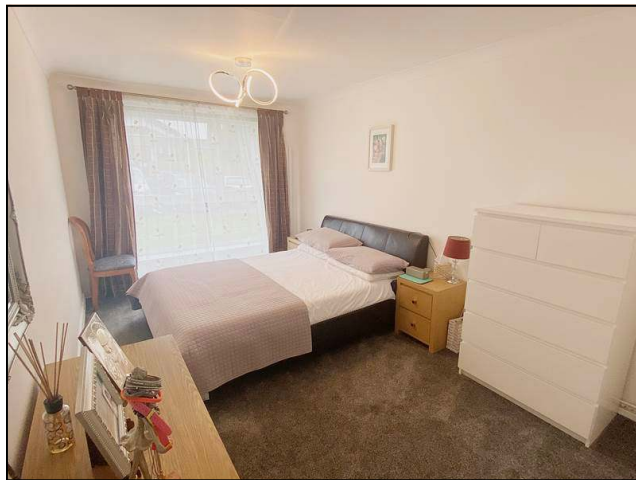
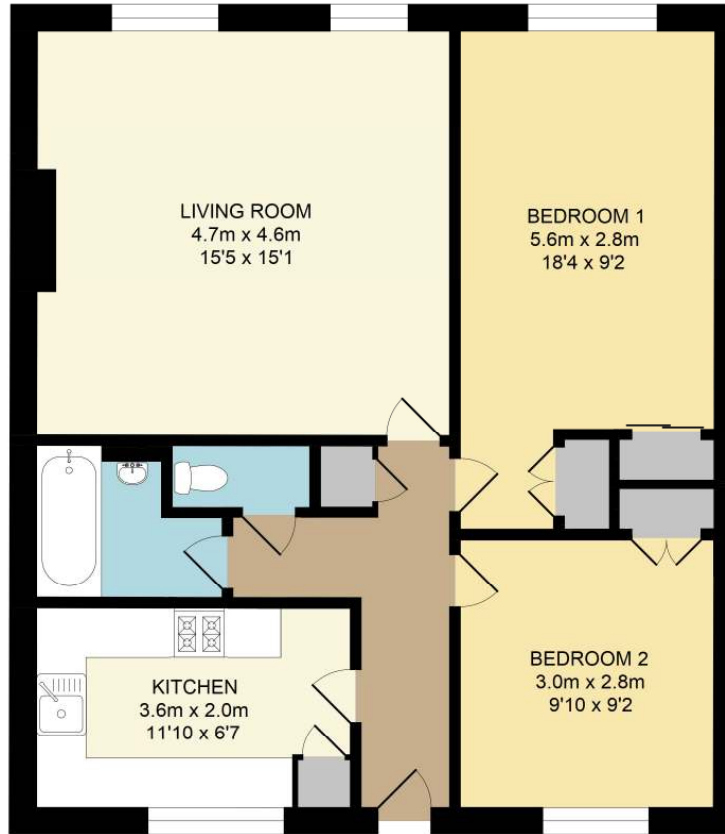
## GUIDE PRICE . . . £257,000 . . . LEASEHOLD

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)



TOTAL APPROX. FLOOR AREA 66.1 SQ.M. (712 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. 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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