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Est. 1938

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5 The Maples, Willow Close, Bourne End Buckinghamshire SL8 5HD

SUMMARY

**FIRST FLOOR APARTMENT: TWO DOUBLE BEDROOMS
SPACIOUS SITTING ROOM: DINING AREA: KITCHEN
INTERNAL BALCONY/STUDY: ELECTRIC HEATING: COMMUNAL GARDENS
RESIDENT'S PARKING: NO CHAIN: EPC RATING E**



Description

A particularly spacious first floor apartment in this popular low rise purpose built block within a level walk of the village centre, offered for sale with no onward chain

The accommodation comprises of a large reception room with an archway opening into a separate dining area and through to a fitted kitchen. There are two double bedrooms, one of which has fitted wardrobes, and there is a bathroom with a three piece coloured suite

Off the reception room is a useful internal balcony that can be used for a variety of uses including as a study

Electric heating, by way of night storage heaters, and double glazed windows can be found throughout the apartment. There is a secure entry phone system and the communal areas are very well maintained

Outside

The Maples and The Willows are surrounded by well maintained communal gardens and resident's parking areas

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

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

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

Directions

From our offices bear left at the mini roundabout into Cores End Road and take the third turning on the left into Willows Road.

GUIDE PRICE . . . £319,950 . . . 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



TOTAL APPROX. FLOOR AREA 71 SQ.M. (761 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 should be used as such. Not to scale. No unauthorised use permitted. Produced for Hunt and Nash Estate Agents.



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