

HUNT & NASH

Est. 1938

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Hollybank

2 Hollybank, Wharf Lane, Bourne End Buckinghamshire SL8 5RU

**STYLISH NEWLY REFURBISHED FIRST FLOOR FLAT
SPACIOUS ACCOMMODATION OF 755 sq ft
OPEN PLAN LIVING SPACE WITH BRAND NEW KITCHEN
TWO BEDROOMS WITH FULL HEIGHT FITTED WARDROBES TO MAIN BEDROOM
NEW BATHROOM: CENTRAL LOCATION
NO ONWARD CHAIN: EPC RATING F**



This fantastic first floor flat has been converted from an attractive older style period home and has recently been completely refurbished and remodelled internally to provide really spacious and superbly presented accommodation.

The open plan living room is newly carpeted and is at the rear of the property with a good size kitchen area that has been fitted with a range of modern wall and base units above and below wooden worktops with integrated appliances including an electric oven and hob.

The bay window at the front of the property is in the main bedroom which enjoys an abundance of natural light and is fitted with a range of full height wardrobes with shelving and hanging space. The adjacent comprises of a modern 3 piece white suite including a bath with shower above, wash hand basin and WC. The second bedroom is a good size single and enjoys a southerly rear aspect.

This property is ideally located in the centre of the village literally yards from all local amenities and with Bourne End Marina at the end of the road, we feel it is suitable as a first time purchase or as a rental investment.

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.

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

HMRC Anti Money Laundering

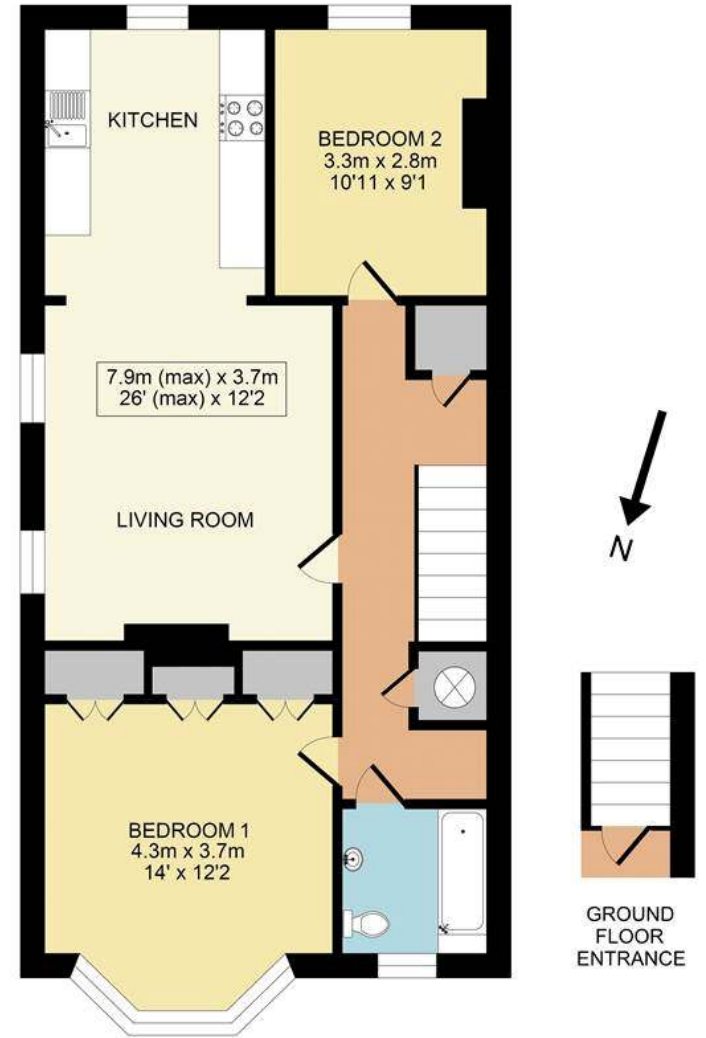
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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

GUIDE PRICE . . . £325,000 . . . 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



TOTAL APPROX. FLOOR AREA 70.1 SQ.M (755 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



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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