



HUNT & NASH

Est. 1938

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

**TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT  
CLOSE TO THE VILLAGE CENTRE: NO ONWARD CHAIN  
SPACIOUS SITTING ROOM: KITCHEN: BATHROOM AND SEPARATE WC  
GAS CENTRAL HEATING: DOUBLE GLAZING  
RESIDENT'S PARKING: EPC RATING D**



A spacious two double bedroom first floor apartment forming part of this purpose built block within a short level walk of the village centre, offered for sale with no onward chain.

The accommodation comprises of a bright and airy sitting room with a dual aspect allowing plenty of natural light. The modern kitchen is fitted with a range of matching wall and base units with cupboards and drawers above and below fitted work surfaces incorporating a stainless steel sink unit and drainer plus a stainless steel gas hob and a matching electric oven below.

There is space and plumbing for a washing machine and space for a freestanding fridge/freezer.

The two double bedrooms are complemented by a bathroom with a bath and wash hand basin and 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 Beaconsfield, 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 . . . £259,950 . . . LEASEHOLD

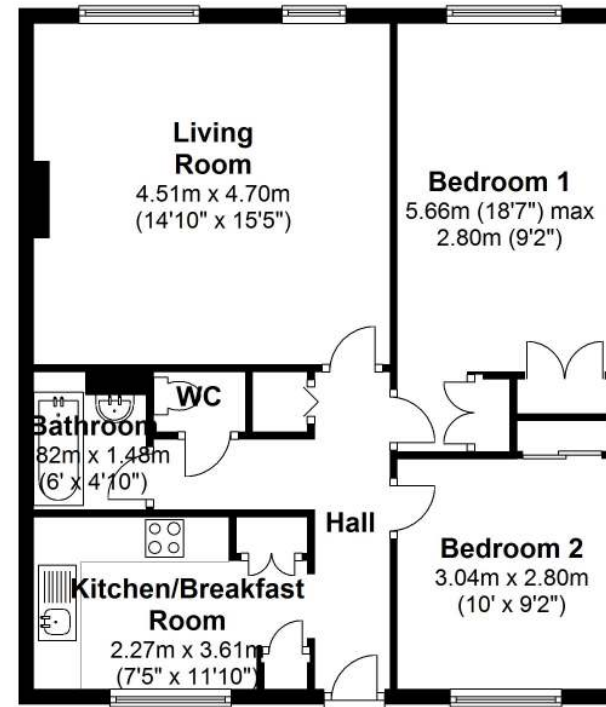
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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



## Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

**15 Selbourne House, Bourne End**



## General View



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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