



**17 ANDREWS REACH, BOURNE END,
BUCKINGHAMSHIRE, SL8 5GA**

Tel: 01753 643222

17 ANDREWS REACH, BOURNE END, BUCKINGHAMSHIRE, SL8 5GA

An exceptional and rarely available three bedroom first floor maisonette, situated in a highly desirable and sought after Riverside development.

The property offers attractive and spacious accommodation with the benefit of a large double **Reception Room**, **Kitchen /Breakfast Room** and **three Bathrooms**. There are well kept communal gardens, a Garage and off street parking.

- **FIRST FLOOR MAISONETTE**
- **THREE BEDROOMS & THREE BATHROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **LARGE DOUBLE RECEPTION ROOM WITH BALCONY**
- **RIVERSIDE DEVELOPMENT**
- **GARAGE AND OFF STREET PARKING**

Ground floor entrance with staircase to the Frist Floor. **Entrance Hall** with eaves storage cupboards and double doors leading to a spacious double **Reception Room** with doors leading to a balcony.

Kitchen/Breakfast Room is fitted with a comprehensive range of wall and base units with ample work top surfaces, fitted with a range of built in appliances and space for breakfast table.

Attractive double aspect **Master Bedroom** with built in wardrobe cupboard and an **En Suite Shower Room** with WC and wash hand basin. **Bedroom Two** with built in wardrobe cupboards and an adjacent **Shower Room** with WC and wash hand basin. **Bedroom Three** is currently configured as a study with a comprehensive range of built in office furniture and storage. Adjacent **Bathroom** with a panelled bath, WC and wash hand basin.

Outside

Attractive communal gardens with secure gated access and off street parking. **Garage** with up and over door. 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's and Wycombe High School. Rail links include a direct line to Maidenhead from Bourne End to the Elizabeth Line into central London and there is a direct line to Marylebone from nearby Beaconsfield. The M40 to the north and the M4 to the south, with Heathrow Airport less than 20 miles drive provide excellent connections for the commuter

LEASEHOLD: 125 years from 24th June 1997

SERVICE CHARGE & GROUND RENT: Approximately £3600.00 per annum.


COUNCIL TAX BAND: G **EPC:** C

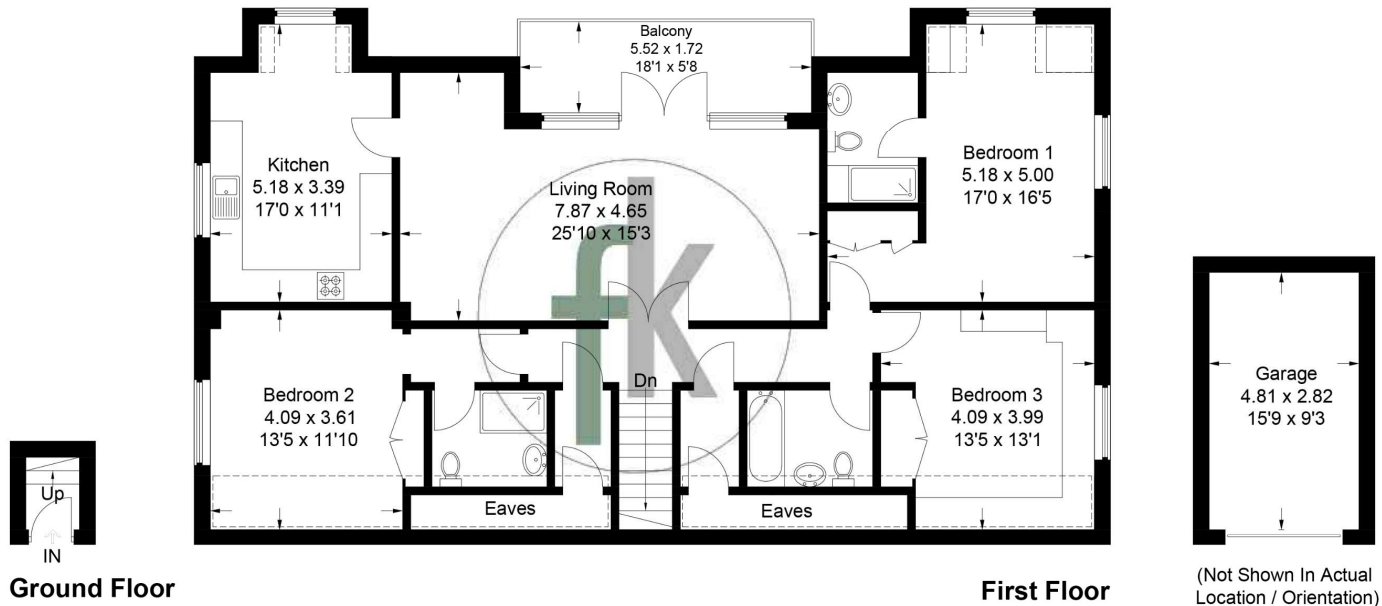


17 Andrews Reach

Approximate Gross Internal Area
 Ground Floor = 15.5 sq m / 16 sq ft
 First Floor = 139.8 sq m / 1,505 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 155.0 sq m / 1,668 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd



2/3 Robin Parade, The Broadway,
 Farnham Common, Buckinghamshire SL2 3QL
 Tel: 01753 643222

Foreman King give notice to anyone reading these particulars that: 1) The particulars do not constitute part of an offer or contract. All negotiations are subject to contract. 2) The particulars including text, photographs and plans are for the guidance only of the prospective purchasers and must not be relied upon as a statement of fact. 3) The descriptions above therein represent the opinion of the author and whilst given in good faith should not be construed as a statement of fact. All measurements are approximate. 4) Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that the services are in good working order.

