



**Connells**

Riverside House Furlong Road  
Bourne End



# Riverside House Furlong Road Bourne End SL8 5BB

for sale offers in excess of  
**£275,000**



## Property Description

Spacious Ground Floor Apartment in Bourne End – No Onward Chain

A generously sized two-bedroom ground floor apartment, ideally situated in the heart of Bourne End village, just a short stroll from local amenities and the picturesque River Thames. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors.

The apartment benefits from its own private entrance, opening into a welcoming entrance hall with a convenient storage cupboard. The bright and airy reception room features dual aspect windows and sliding doors that lead directly to the well-maintained communal gardens. The reception area flows seamlessly into a modern open-plan kitchen, complete with stylish wall and base units and integrated appliances.

The principal bedroom includes fitted wardrobes, an en-suite shower room, and direct access to the communal grounds. The second double bedroom also features built-in wardrobes, and the contemporary family bathroom is equipped with a shower over the bath, WC, wash basin, and a heated towel rail.

## Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

12' 7" max x 3' 11" max (3.84m max x 1.19m max)  
Storage cupboard.

## Living Room / Kitchen

21' 9" max x 13' 9" max (6.63m max x 4.19m max)

## Bedroom One

18' 5" max x 12' 1" max (5.61m max x 3.68m max)

## Ensuite

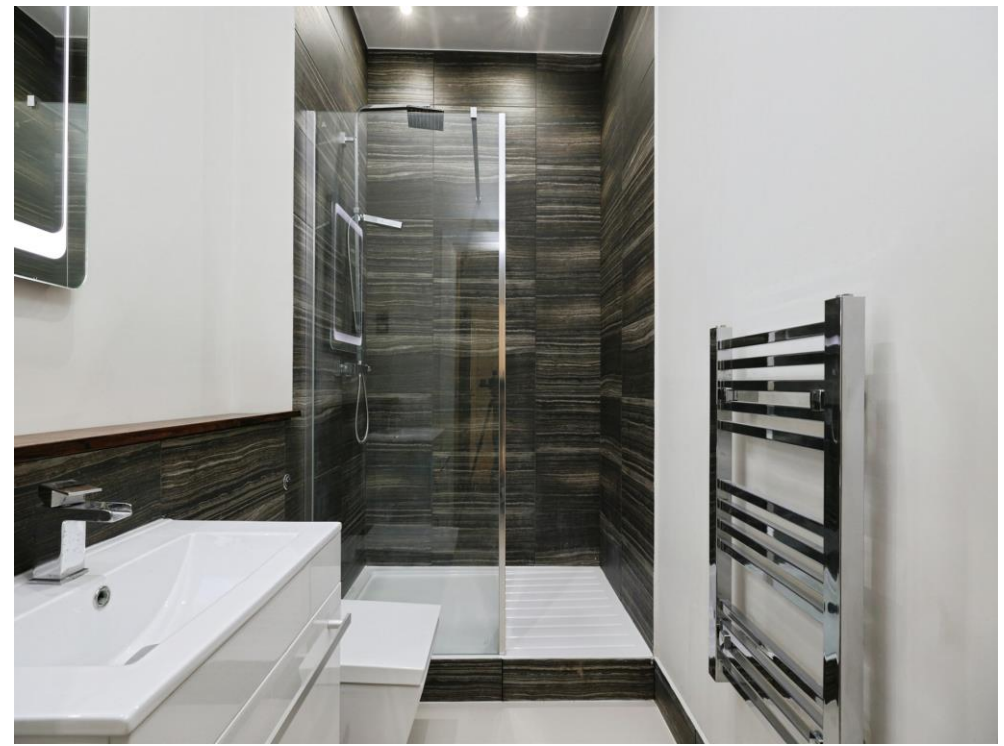
7' 9" max x 5' 3" max (2.36m max x 1.60m max)

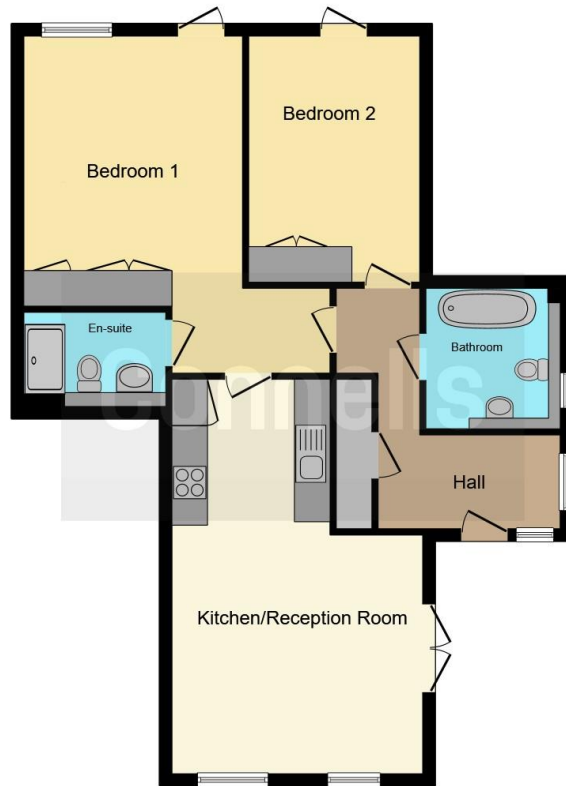
## Bedroom Two

13' 6" max x 9' 5" max (4.11m max x 2.87m max)

## Bathroom

8' 7" max x 7' 11" max (2.62m max x 2.41m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313414](http://connells.co.uk/Property/WYC313414)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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