



12 Andrews Reach

Bourne End, SL8 5GA

£1,400,000



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Description

This stunning freehold frontline riverside three bedroom end terrace house, situated within a luxury riverside gated development with communal gardens is being brought to the market for the first time since 1998.

Andrews Reach enjoys ample residents parking which includes a garage and communal parking,

With new flooring and carpeting throughout, this beautifully presented home has an abundance of storage, with all the bedrooms containing built in wardrobes and the living/dining area containing a "secret " storage space.

The property opens to a central hallway to the principle rooms. A fully fitted kitchen features new flooring and recently updated integral appliances.

The light and spacious open plan dining/living area leads to a recently refurbished private terrace with

- Gated Riverside Development
- Three double bedrooms with built in storage
- Private terrace (recently refurbished)
- Recent replacement of balustrades to front and back
- Potential mooring available
- Stunning frontline river views and views over National Trust land
- Two bathrooms(one ensuite) and groundfloor WC
- Residents parking and garage
- Excellent transport links
- No Onward Chain





Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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