



15 Blind Lane, Bourne End, Buckinghamshire, SL8 5TN

## Property Features

- Beautiful open plan kitchen
- 3/4 Bedrooms
- 3 Bathrooms
- Permission to extend ref 23/07293/FUL
- Off street parking
- Easy access to M40, M4 and A404
- Short walk to shops, schools & station
- Council tax band F | EPC D:62

## Full Description

Set in the heart of Bourne End, this attractive detached home offers flexible 3/4 bedroom accommodation, three bathrooms and significant scope to extend with permission already granted for a two story side extension ref 23/07293/FUL.

The property is arranged over two floors and is perfectly suited to modern family living. At its heart is a spacious open-plan kitchen and dining area, creating a bright and sociable space for everyday life and entertaining. Generous reception rooms provide versatility, with one easily serving as a fourth bedroom, with downstairs shower room.

Upstairs, there are two double bedrooms and a single. The principal bedroom has an en suite shower room and a large bathroom supports the other two bedrooms.

Externally, the house enjoys a private garden and off-street parking, garage and side access making this an ideal family home in a sought after location.

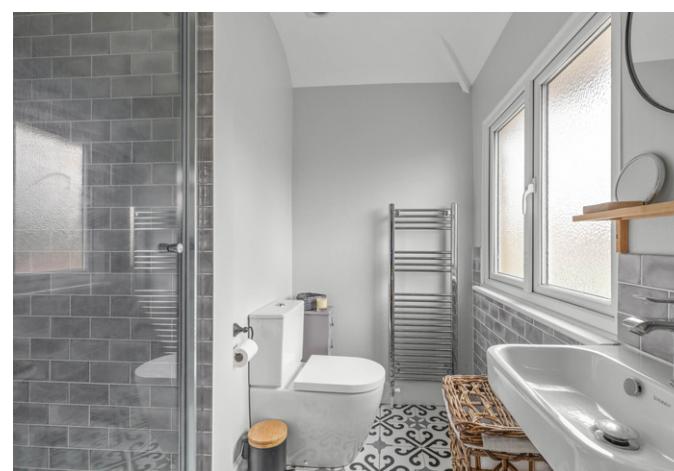
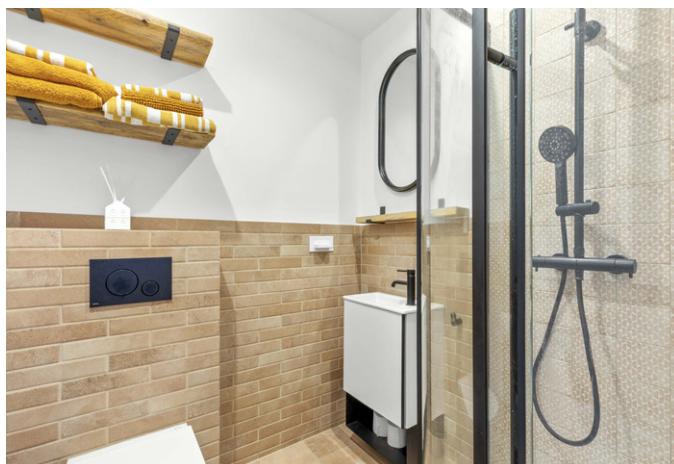
## Location

Blind Lane is ideally positioned within easy reach of Bourne End village, which offers a wide range of independent shops, cafés, restaurants and everyday amenities. The area is particularly popular with families thanks to its excellent schooling options, including highly regarded primary schools and convenient access to secondary education in Bourne End, Beaconsfield and High Wycombe.

For commuters, Bourne End station provides direct services into London Paddington (via Maidenhead or High Wycombe), while the A404 and M40 are close at hand, giving fast access to the wider Thames Valley, Heathrow Airport and the M25.

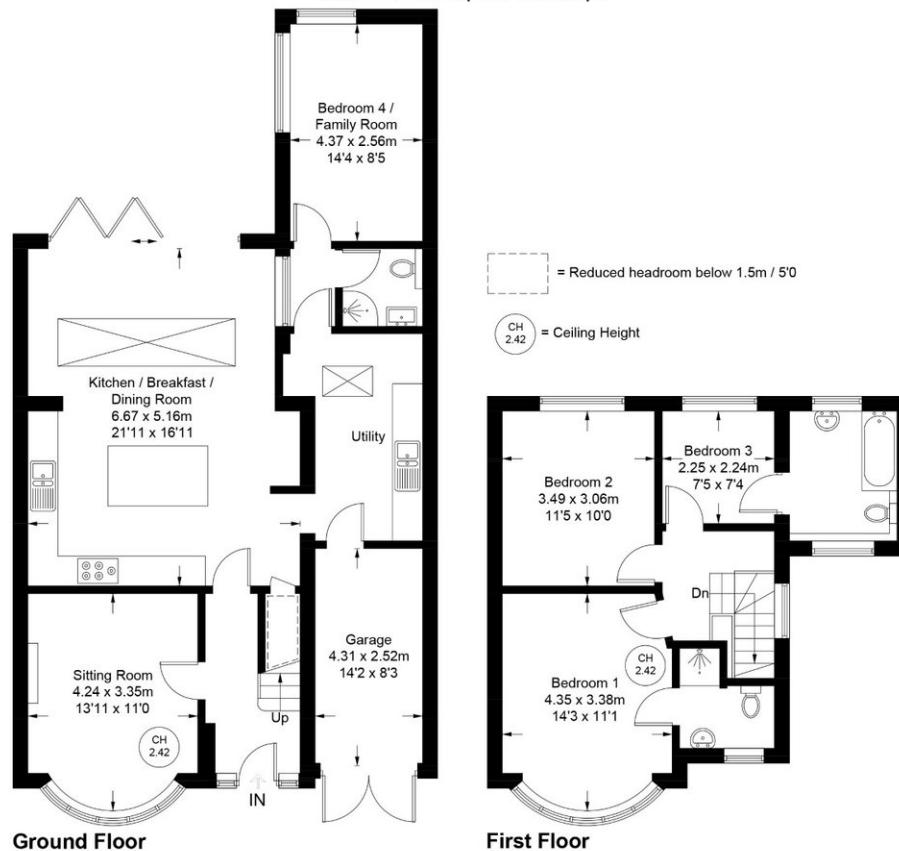
This is a rare opportunity to acquire a detached family home in one of Bourne End's most sought-after locations, with the added benefit of genuine potential to extend and enhance.





## Blind Lane

Approximate Gross Internal Area (Including Garage)  
 Ground Floor = 96.8 sq m / 1042 sq ft  
 First Floor = 46.3 sq m / 498 sq ft  
 Total = 143.1 sq m / 1540 sq ft



Floor Plan produced for Kingshills by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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