



HUNT & NASH

Est. 1938

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# 3 Laurel Cottages, Cores End Road, Bourne End Buckinghamshire SL8 5HN

## SUMMARY

**LOVELY TWO BEDROOM END OF TERRACE PERIOD COTTAGE  
RECEPTION ROOM WITH EXPOSED BRICK FIREPLACE  
RECENTLY REFITTED KITCHEN: REFITTED BATHROOM WITH WALK IN SHOWER  
GAS FIRED CENTRAL HEATING: DOUBLE GLAZING  
DELIGHTFUL REAR GARDEN: GARAGE & PARKING: EPC RATING E**



## Description

A stunning two bedroom end of terrace period cottage with many lovely features within about half a mile of the village centre and train station.

The reception room enjoys a front aspect with an exposed brick fireplace and a beamed ceiling plus a wood effect floor and stairs rising to the first floor. A door from the reception room leads to a recently refitted kitchen offering a wealth of cupboards and drawers above and below fitted work tops and a breakfast bar, and there are integrated appliances including a dishwasher and a stainless steel oven and hob,

On the first floor are two good size bedrooms and a lovely bathroom that has been refitted with a modern four piece white suite comprising of a bath, wash hand basin, WC and a separate walk in shower.

## Outside

The delightful rear garden has been landscaped to provide an area of lawn with well stocked flower and shrub borders, a raised wooden terrace and a patio area. To the rear of the property is a detached garage with power and light plus additional off road parking for two cars. The garage and parking is accessed via Frank Lunnon Close and there is a wooden gate into the rear garden.

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.

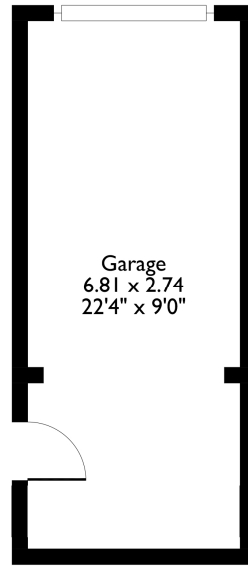
## Directions

From our offices bear left at the mini roundabout into Cores End Road where Laurel Cottages will be found on the left after the turning for Frank Lunnon Close

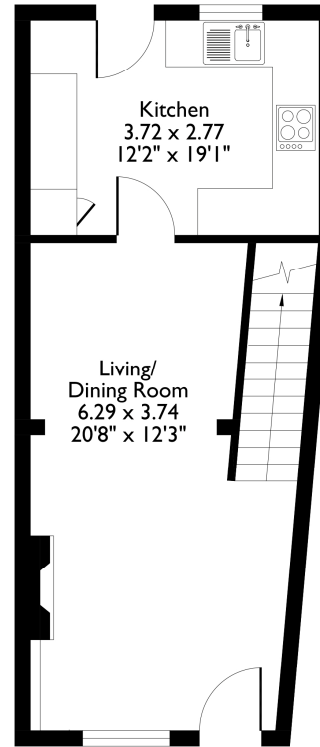
# GUIDE PRICE . . . £375,000 . . . FREEHOLD

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)



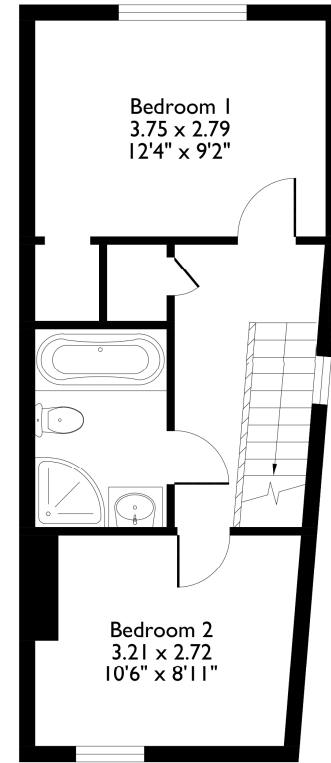
Garage  
6.81 x 2.74  
22'4" x 9'0"



Kitchen  
3.72 x 2.77  
12'2" x 19'1"

Living/  
Dining Room  
6.29 x 3.74  
20'8" x 12'3"

**Ground Floor**



Bedroom 1  
3.75 x 2.79  
12'4" x 9'2"

Bedroom 2  
3.21 x 2.72  
10'6" x 8'11"



**First Floor**

Approximate Floor Area  
House 84.26 sq m - 907 sq ft  
(Gross Internal, Including Garage)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

Produced by Cirrus Productions Ltd for Hunt & Nash Estate Agents





**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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