



HUNT & NASH

Est. 1938

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# Watercress Cottage, Hedsor Road, Bourne End Buckinghamshire SL8 5EE

## SUMMARY

**THREE BEDROOM DETACHED PERIOD HOME IN A POPULAR LOCATION  
BACKING ONTO FARMLAND: SITTING ROOM: DINING ROOM  
KITCHEN/BREAKFAST ROOM: SPACIOUS FAMILY BATHROOM: SASH WINDOWS  
DELIGHTFUL MATURE REAR GARDEN: LOVELY REAR VIEWS: EPC RATING E**



## Description

An attractive bay fronted older style family home that is generally well presented throughout but would benefit from a new kitchen and bathroom.

On the ground floor are two reception rooms including a sitting room and dining room and the kitchen extends into a breakfast room with double doors out to the rear garden.

There are three bedrooms on the first floor and a spacious family bathroom. Parking is available on the road outside and some residents in the street rent an allocated space from the social club .

**Travel time by Rail (from Bourne End Station)** Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

## Outside

A particular feature of this lovely home is the delightful rear garden that is well stocked with a variety of mature trees and shrubs providing plenty of shelter and privacy with a paved patio area and a garden pond.

The garden backs onto Hollands Farm and there are lovely views over the adjoining fields.

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 and Wycombe High School.

## Directions

From our offices bear right at the mini roundabout into Station Road and continue past Bourne End Railway Station into Hedsor Road. Follow this road round to the left and Watercress Cottage will be found on the left just after the entrance to Bourne End Garden Centre.

# GUIDE PRICE . . . £650,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 102.5 SQ.M. (1103 SQ.FT.)  
 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 for Hunt and Neah 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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