

BOURNE END, Buckinghamshire



A well modernised character cottage retaining the original charm.

**THROUGH LOUNGE/DINING ROOM: RE-FITTED KITCHEN: UTILITY/CLOAKROOM
2 DOUBLE BEDROOMS: BATHROOM
GAS CENTRAL HEATING: MAINLY DOUBLE GLAZED
GARAGE: EASILY MAINTAINED GARDEN WITH VIEWS
NO ONWARD CHAIN**

PRICE...£294,950...FREEHOLD

5 Hayward Place, Hedsor Road BOURNE END, Buckinghamshire, SL8 5EP

A most attractive semi detached Victorian cottage believed to date from 1850 refurbished to a high specification including hand made kitchen units ideally situated on the edge of the village overlooking open countryside. Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and rail station linking via Maidenhead to London Paddington situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40

Directions: From our Bourne End office proceed to the mini roundabout, bear right, continue past the station, Walnut Tree PH and on the sharp right bend turn left into Hedsor Road. The cottage will be found on the left shortly after the Public House.

GROUND FLOOR

Outside light and front door to:

Lounge/Dining Room: 23'5 x 13' (7.14m x 3.96m). Bow front window, exposed old stock brick fireplace with open hearth (wood burning stove by negotiation), storage seating to sides, dado rail, replacement wooden floor, pine staircase and cupboard housing electric meters, wall light fittings, radiator, TV and telephone points.

Re-fitted Kitchen: 11'10 x 8'5 (3.61m x 2.57m). Hand made pine wall and base units with solid wood work surfaces, deep butler's sink with mixer tap, stainless steel cooker, refrigerator, washing machine, terracotta tiled floor.

Utility/Cloakroom: Deep shelved cupboard, Potterton gas fired boiler, WC.

FIRST FLOOR

Landing: Access to loft.

Bedroom 1: 14' x 9' (4.27m x 2.74m). Radiator, coving, wardrobes, telephone point, stripped pine doors.

Bedroom 2: 11'6 x 9'5 (3.51m x 2.87m). Radiator, stripped pine doors, opening to:

Bathroom: Re-fitted white suite comprising bath with hand shower, pedestal basin, WC, three quarter tiled walls, airing cupboard housing tank with immersion heater and shelving.

OUTSIDE

Shared driveway leading to **Garage** with up and over door, light and power.

Small Front Garden: Flower bed with retaining dwarf wall.

Enclosed Rear Garden: Small patio leading onto lawn area with flower and shrub borders, water feature and pond, wooden fencing, side gate. Behind the garage is a further small area of garden with wood store and far reaching views.

For an appointment to view please contact:

Hunt & Nash

12 The Parade, Bourne End, Bucks. SL8 5SY

Tel: 01628 522568

Email: bourneend@huntandnash.co.uk

For details of all our properties please visit
www.huntandnash.co.uk

Ref: BE 427

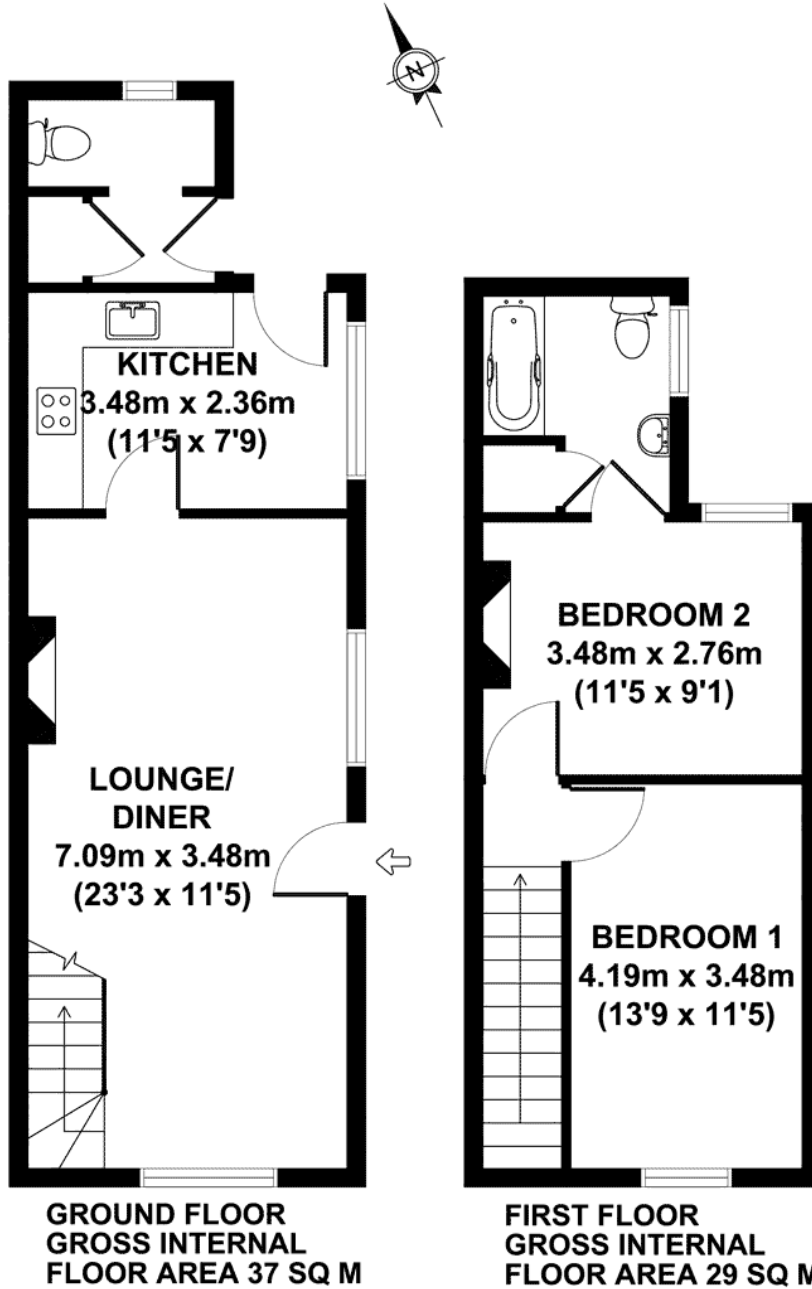
Lettings & Management: For further information on our comprehensive range of services for Landlords please call **0118 934 6300**.

Surveys: We have a team of fully qualified surveyors with good local knowledge covering an area of approx. 30 mile radius of Marlow. For further information please call **0845 601 4206**.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	57
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	56
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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