



HUNT & NASH

Est. 1938

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2 Riverside, Cores End Road, Bourne End Buckinghamshire SL8 5HS

**TERRACED FAMILY HOUSE: THREE BEDROOMS: CLOAKROOM
SPACIOUS SITTING ROOM: KITCHEN: SHOWER ROOM
DELIGHTFUL RIVERSIDE GARDEN: GARAGE
GAS CENTRAL HEATING: DOUBLE GLAZING: CONVENIENT LOCATION
COUNCIL TAX BAND D: EPC RATING D**



Situated in this popular riverside terrace within a short, level walk of the village centre and train station is this well presented three bedroom family home benefitting from a delightful south facing rear garden adjoining the River Wye. Bourne End train station affords easy travel to the newly opened Elizabeth Line at Maidenhead.

The ground floor comprises of a spacious sitting room with a parquet wooden floor, an open fire and sliding doors leading out to the rear garden. There is a kitchen at the front of the property enjoying a pleasant outlook and a cloakroom has been installed under the stairs. On the first floor there are three generous bedrooms including a master bedroom with fitted wardrobes. The bathroom has been re fitted and the bath has been replaced with a walk in shower cubicle.

Other features include double glazed windows and doors and gas fired central heating. The boiler can be found in the loft space.

A delightful rear garden is laid mainly to lawn with mature flower and shrub borders and a paved patio area adjacent to the rear of the house. At the far end of the garden there is a picket fence and a lovely seating area overlooking the adjoining River Wye. As such this property enjoys riparian rights* over the waterway.

*The riparian right is usufructuary, meaning that the landowner does not own the water itself but instead enjoys a right to use the water and its surface.

A single garage is conveyed with the property and is located in a nearby block.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £465,000 . . . FREEHOLD

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

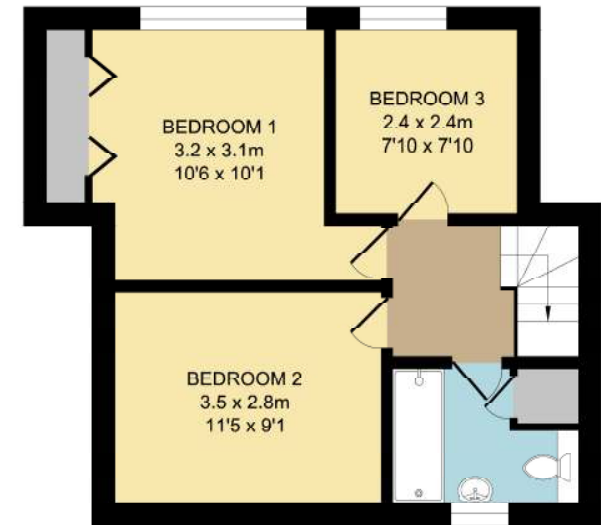
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 73.7 SQ.M. (793 SQ.FT.)
All measurements of doors, windows, room 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. www.huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR



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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