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# 1 Magdala Villas, Cores End Road Bourne End, Buckinghamshire SL8 5AP

**ATTRACTIVE SEMI DETACHED PERIOD HOME**  
**THREE BEDROOMS: TWO RECEPTION ROOMS: BEAUTIFUL RE FITTED KITCHEN**  
**FIRST FLOOR BATHROOM & SEPARATE GROUND FLOOR SHOWER ROOM**  
**UTILITY ROOM: STYLISH DÉCOR THROUGHOUT: GENEROUS REAR GARDEN**  
**OFF ROAD PARKING: CLOSE TO VILLAGE CENTRE**  
**EPC RATING D**



An attractive bay fronted older style home that has been beautifully maintained and updated over the years to provide comfortable accommodation, conveniently located for the village centre and train station.

The tastefully presented accommodation comprises of two reception rooms, including a sitting room with an attractive fireplace and a separate dining room that leads into the kitchen. The kitchen has very recently benefitted from newly installed modern contemporary light grey units with Silestone work tops and integrated appliances. There is a sizeable utility room with access to the rear garden and a modern ground floor shower room with a white suite.

On the first floor there are three bedrooms, including an impressive front aspect master bedroom with recessed lighting, and there is a very stylish bathroom with a free standing bath and recessed mood lighting.

The garden is of a generous size and is laid mainly to lawn with mature flower and shrub borders. There is a paved patio adjoining the rear of the house and a further seating area at the far end with a garden shed.

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 Stoke Park, 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**

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

## GUIDE PRICE . . . £599,950 . . . 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  
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TOTAL APPROX. FLOOR AREA 89.8 SQ.M. (967 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. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)







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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