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# 7 Philip Cottages, Cores End Road, Bourne End Buckinghamshire SL8 5HL

**END TERRACE COTTAGE: WALKING DISTANCE TO VILLAGE CENTRE  
TWO BEDROOMS (ONE DOUBLE AND ONE SINGLE)  
GROUND FLOOR BATHROOM: SITTING ROOM WITH OPEN PLAN STAIRCASE  
MODERN KITCHEN: PRIVATE REAR GARDEN  
OFF ROAD PARKING: SIDE ACCESS: EPC RATING D**



A charming two bedroom cottage situated at the end of a popular row of properties conveniently located for Bourne End village centre and all local amenities.

The well presented accommodation comprises of an entrance porch, that is useful for storing muddy boots and coats, that leads through into the sitting room that enjoys a front aspect and an open plan staircase rising to the first floor.

Off the sitting room is the kitchen that is fitted with a range of matching wall and base units with complementing work surfaces and space for all the usual appliances. Because this property is at the end of the terrace there is a side aspect window allowing plenty of natural light.

At the rear of the property is a lobby with a door to the garden and a bathroom fitted with a modern white suite.

On the first floor there are two bedrooms, one double at the front and a single at the rear, and there is access to the roof space.

Outside, the property benefits from a lovely private well maintained rear garden that is mainly lawn with a paved patio and well stocked flower beds. At the far end of the garden is a wooden gate leading to a parking area for two cars, one behind the other, that is approached from Frank Lunnon Close.

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. 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.

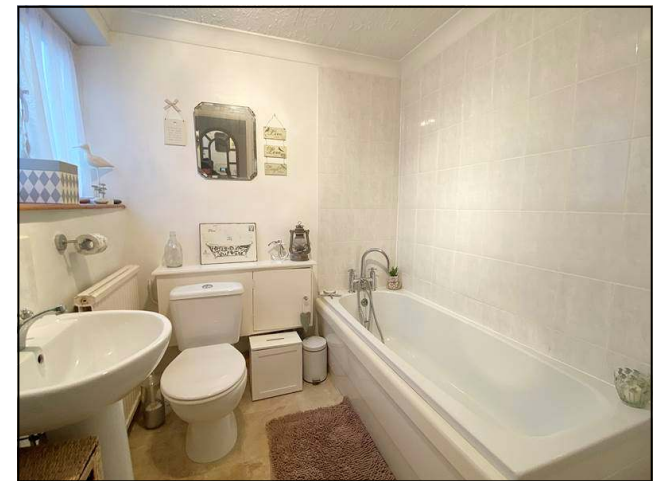
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

## **GUIDE PRICE . . . £350,000 . . . 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 44.7 SQ.M. (481 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. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)

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



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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