

# HUNT & NASH

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HUNT & NASH  
FOR SALE  
01578 522558



# 5 Princes Terrace, Cores End Road Bourne End, Buckinghamshire SL8 5HJ

**ATTRACTIVE BRICK & FLINT TERRACED COTTAGE  
NOW IN NEED OF SOME UPDATING: TWO DOUBLE BEDROOMS  
DOUBLE ASPECT RECEPTION ROOM: KITCHEN: GROUND FLOOR BATHROOM  
GAS HEATING: FRONT & REAR GARDENS  
EPC RATING TBC**



This charming terraced brick and flint cottage is typical of many cottages in local villages surrounding The Chilterns and is presented to the market in need of some updating but is conveniently located for the village centre and train station.

The double aspect reception room features an attractive brick fireplace and beamed ceiling. There is an area for sitting and an area for dining with stairs rising to the first floor.

The kitchen is fitted with matching wall and base units above and below fitted worktops with a stainless steel sink, gas hob and integrated oven. There is a door to the rear garden and a door to the ground floor bathroom. The bathroom comprises of a bath, WC and wash hand basin.

On the first floor are two double bedrooms and access to the loft space.

The rear garden is paved and lawn with mature flower and shrub borders and extends to approximately 80'. At the far end of the garden is a large shed, and there is also a paved patio area.

**Car Parking:** There is an informal arrangement whereby residents of Princes Terrace park on the council verge opposite and have done so for many years. It must be noted that a formal right to do this, or any ownership of the verge is not conveyed with this property.

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

## **HMRC Anti Money Laundering**

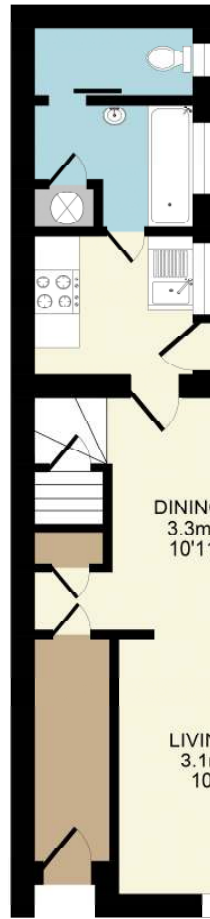
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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**

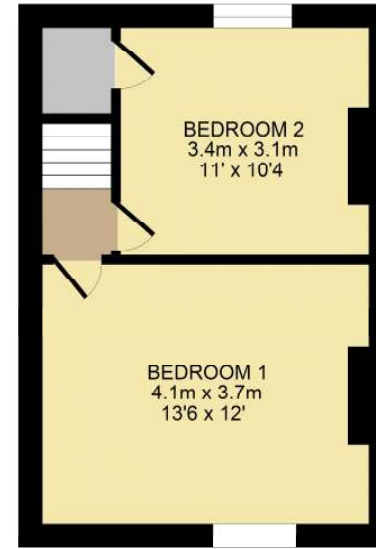
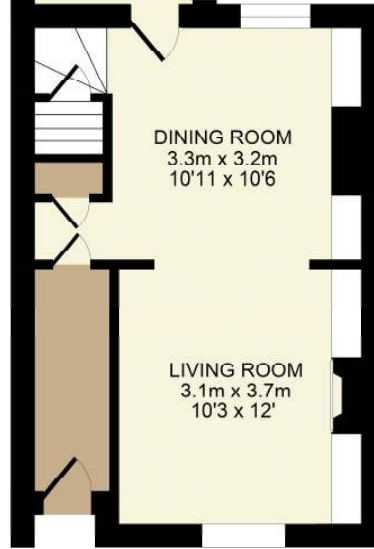
## **GUIDE PRICE . . . £320,000 . . . FREEHOLD**

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](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 67.1 SQ.M. (722 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)







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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