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# Meadowcroft, Cores End Road, Bourne End Buckinghamshire SL8 5AL

**OLDER STYLE THREE BEDROOM SEMI DETACHED HOME  
TWO RECEPTION ROOMS: KITCHEN: CONSERVATORY  
FIRST FLOOR BATHROOM: ARRANGED OVER THREE FLOORS  
OFF ROAD PARKING: PRIVATE REAR GARDEN  
CLOSE TO VILLAGE CENTRE: NO ONWARD CHAIN  
EPC RATING E**



This charming semi detached bay fronted property is conveniently placed for the village centre with generously proportioned rooms and is offered to the market with no onward chain. The property would benefit from some updating but is generally well presented throughout.

From the entrance hall a stripped wooden floor extends into both reception rooms and the sitting room enjoys a large bay window allowing plenty of natural light and an attractive marble fireplace with recessed book shelving. The wooden floor continues into the dining room that has double doors opening into the conservatory and a door to the kitchen.

The kitchen is fitted with a range of matching wall and base units with a pull out larder style cupboard, an integrated oven and hob and space for a dishwasher. The gas fired boiler is mounted on the wall and serves the central heating and hot water. Off the kitchen is a door to the conservatory that then leads out to the rear garden.

On the first floor there are two double bedrooms and a family bathroom. The master bedroom is of a particularly good size with a range of full height fitted wardrobes and a dual front aspect, again allowing plenty of natural light to flow in. From the first floor there is a staircase rising to the second floor and into the third bedroom. There is a window to the gable end but please be advised there is restricted headroom up the stairs and in the bedroom.

The rear garden is mainly lawn with mature, well stocked flower and shrub borders. There is a paved patio adjacent to the rear of the property, a path to the front and a garden shed. At the front there is off road parking for one vehicle and mature flower beds.

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**

## **GUIDE PRICE . . . £450,000 . . . 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  
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TOTAL APPROX. FLOOR AREA 105.5 SQ.M. (1135 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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