



HUNT & NASH

Est. 1938

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6 Coster Cottages, Hedsor Road, Bourne End Buckinghamshire SL8 5EH

**TWO BEDROOM TERRACED COTTAGE: DETACHED CONTEMPORARY GARDEN OFFICE
SPACIOUS RECEPTION ROOM: WOOD BURNING STOVE: RECENTLY FITTED SHUTTERS
FITTED KITCHEN: FABULOUS NEW SHOWER ROOM
LOW MAINTENANCE REAR GARDEN: PARKING
LEVEL WALK TO ALL LOCAL AMENITIES
GAS CENTRAL HEATING: DOUBLE GLAZING: EPC RATING E**



A beautiful, terraced older style cottage that has been sympathetically modernised and tastefully improved by the present owners to provide very comfortable, stylish accommodation in a sought after popular location towards the edge of the village.

Behind the front door is a small entrance lobby, ideal for coats and shoes, and there is a further door opening into to a very spacious reception room with a contemporary 'Teak Rectified Porcelain Tiled floor'. The reception room comprises of a lovely sitting area with a recessed wood burning stove and slate hearth and there is a dining area with a door to the kitchen and stairs rising to the first floor.

The kitchen is fitted with a range of matching wall and base units above and below fitted worktops with a modern composite Franke sink unit, eye level stainless steel oven and grill, inset electric hob and space for the usual kitchen appliances. There is a window overlooking the garden and a door to the side.

On the first floor there are two generous bedrooms including a master bedroom with fitted mirror fronted wardrobes. Also on the first floor is a fabulous recently refitted modern contemporary shower room with a white suite, porcelain tiling and a superb walk in shower.

The rear garden is a very practical, private space with a paved patio area, an area of artificial lawn and a raised wooden deck leading to a very useful home office with double opening doors.

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

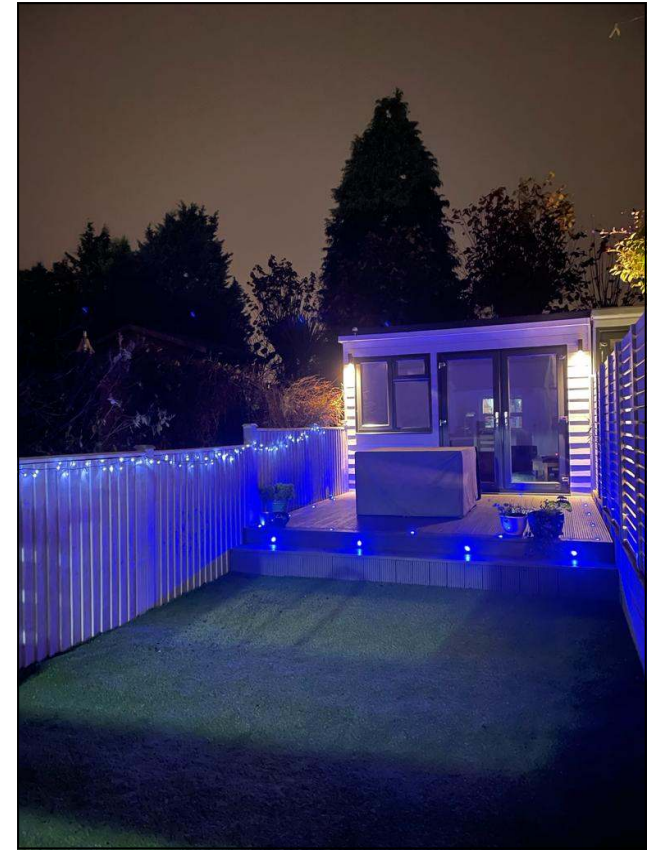
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £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
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 70.4 SQ.M / 757 SQ.FT
 (EXCL. OFFICE 8.6 SQ.M / 93 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

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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