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# 4 Thornton Cottages, Hedsor Road, Bourne End Buckinghamshire SL8 5EW

**TWO BEDROOM END TERRACE COTTAGE: TWO RECEPTION ROOMS  
GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM  
KITCHEN: LEAN-TO: SIDE & REAR GARDEN: IN NEED OF UPDATING THROUGHOUT  
POPULAR LOCATION BACKING ONTO HOLLANDS FARM  
OFF ROAD PARKING: NO ONWARD CHAIN  
COUNCIL TAX BAND E: EPC RATING TBC**



A charming two double bedroom end of terrace cottage in need of updating throughout, offering a wonderful opportunity to create a lovely home and offered for sale with no onward chain.

On the ground floor there are two separate reception rooms with generous ceiling height and plenty of natural lights. There is a kitchen off the dining room with a lean to and there is a ground floor bathroom at the rear of the property.

On the first floor there are two double bedrooms and a shower room that is accessed via the rear bedroom. There is ample room in the roof space and one of the neighbours has converted that space to a useable room.

The rear garden backs onto Hollands Farm and is well stocked with a variety of mature shrubs providing plenty of privacy. The garden is in need of some attention but also enjoys a sizeable area to the side of the property that allows for off street parking. Any enquiries about extending this property to the side should be directed towards the local council as there is a right of way at the rear and side for the neighbouring property.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). 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 Beaconsfield, 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**

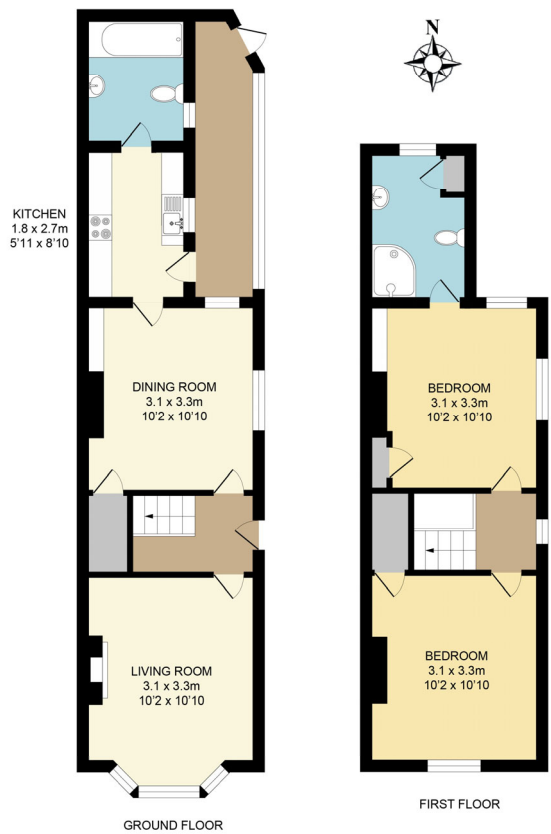
## **GUIDE PRICE . . . £405,000 . . . FREEHOLD**

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 73.0 SQ.M. (786 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)





12 The Parade, Bourne End SL8 5SY  
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