



HUNT & NASH

Est. 1938

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

**TWO DOUBLE BEDROOMS: MODERN FIRST FLOOR BATHROOM  
SPACIOUS RECEPTION ROOM WITH ATTRACTIVE FIREPLACE: REFITTED KITCHEN  
ENGINEERED OAK FLOORING: APPROX 80' REAR GARDEN  
CLOSE TO VILLAGE CENTRE: EPC RATING D**



## Description

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 superb condition with tasteful décor throughout and particularly spacious accommodation.

The double aspect reception room features an attractive fireplace, an engineered oak floor and an open tread staircase leading to the first floor.

The kitchen has been refitted and redesigned with a lovely rear aspect over the garden.

On the first floor are two double bedrooms and a family bathroom with a modern white suite.

## Outside

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

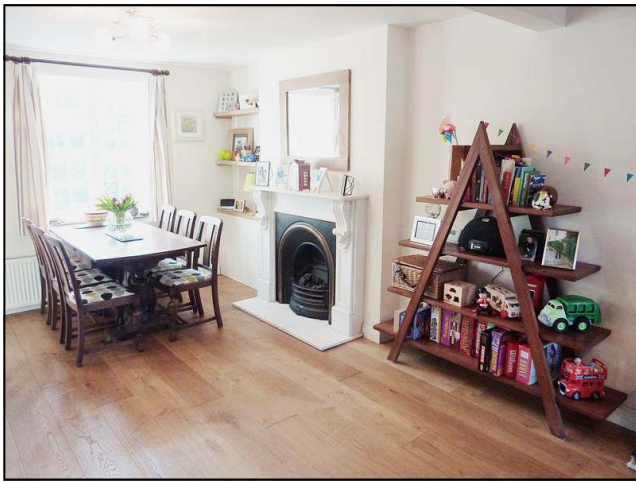
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £375,000 . . . 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 71.6 SQ.M. (770 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. Plan produced for Hunt and Nash Estate Agents.





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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