



3 MOUNT PLEASANT COTTAGES, BOURNE END
PRICE: £445,000 FREEHOLD

am ANDREW
MILSOM

**3 MOUNT PLEASANT COTTAGES
CORES END ROAD
BOURNE END
BUCKS SL8 5AN**

PRICE: £445,000 FREEHOLD

An attractive two bedroom terrace cottage dating back to 1912 with many characterful features situated within a short stroll of Bourne End village centre.

**80FT WELL LANDSCAPED GARDEN:
TWO DOUBLE BEDROOMS:
FIRST FLOOR BATHROOM:
LIVING ROOM WITH LOG BURNER:
DINING ROOM:
MODERN FITTED KITCHEN: CLOAKROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING**

TO BE SOLD: this two bedroom character property has been tastefully improved by it's current owners offering such features as a log burner which services the front room, plantation shutters to all front windows and the original feature fireplace in the main bedroom. The property also benefits from a first floor bathroom and two double bedrooms. Outside the property boasts a large rear garden which sides onto woodland with gated side access to the front and also offers extension potential, subject to the usual consents. The property is within a level walk of Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Timber front door with secondary door to;



LIVING ROOM double glazed bay window to front with plantation shutters, log burner, oak flooring, coved ceiling with ceiling rose, television aerial point, understairs cupboard.



DINING ROOM with cast iron feature fireplace, double glazed window overlooking the garden with radiator under, arch through to;



KITCHEN a modern fitted suite of cottage style white wall and base units with wooden work top and tile splashback, tall cupboards housing electric oven and grill oven. Stainless steel sink unit with mixer taps and drainer, electric hob with extractor over, space and plumbing for washing machine and dishwasher, double glazed window to side, wall mounted Potterton boiler.

REAR LOBBY with space for tall fridge/freezer and back door to garden.

CLOAKROOM newly fitted with a white suite of low level wc, vanity cupboard with basin inset, heated towel rail, double glazed window to rear.

FIRST FLOOR with access to boarded loft via a pull down ladder.



BEDROOM ONE a front aspect room with double glazed windows with plantation shutters and radiator under.



BATHROOM a white suite of standalone wash hand basin, low level wc, double shower with glass screen, tiled walls and floor, double glazed window with radiator under, shaver unit, airing cupboard.



VIEWING: Please arrange a visit by contacting us on 01628 522 666 or bourneend@andrewmilsom.co.uk

DIRECTIONS: : using the postcode SL8 5AN the property can be found on the left hand side when coming from the Village.

**Ref: BOU1075 EPC BAND: E
COUNCIL TAX BAND: D**

MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



BEDROOM TWO a rear aspect room with double glazed window with radiator under, built in wardrobe.

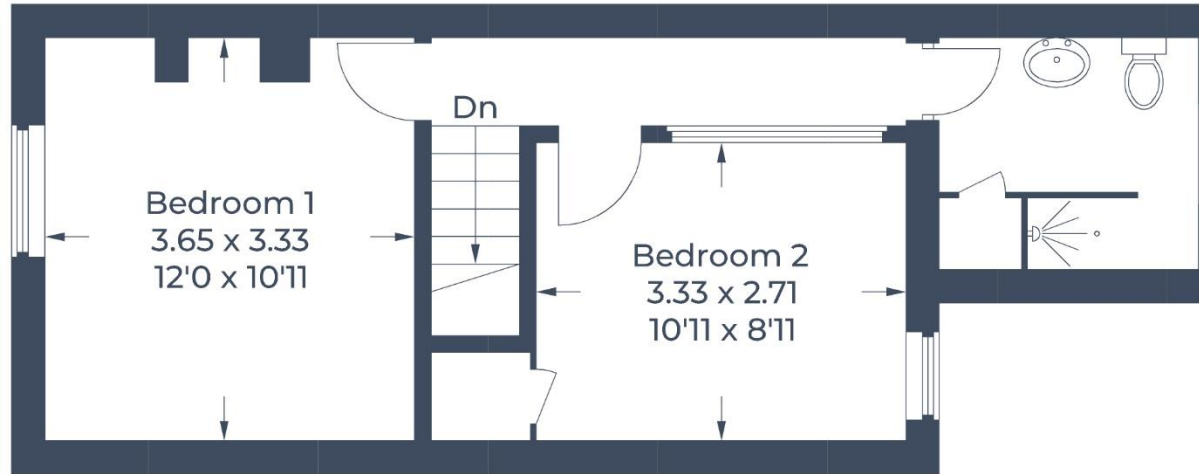
OUTSIDE

TO THE FRONT newly paved steps lead the way to the front door with well maintained shrubbery in front of the window.



THE REAR GARDEN is a feature of the property and has been landscaped by the current owners to include a paved seating area with pergola over, an area of lawn with two garden sheds to the rear.

Approximate Gross Internal Area
Ground Floor = 41.2 sq m / 443 sq ft
First Floor = 34.0 sq m / 366 sq ft
Total = 75.2 sq m / 809 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

