



1 HAYWARD PLACE, BOURNE END
PRICE: £625,000 FREEHOLD

**1 HAYWARD PLACE
HEDSOR ROAD
BOURNE END
BUCKS SL8 5EP**

PRICE: £625,000 FREEHOLD

A beautifully presented and extended three bedroom end of terrace character cottage situated in this popular semi-rural setting with views over farmland to the rear and within easy access of both Bourne End and Cookham village centres.

**PRIVATE REAR GARDEN:
THREE BEDROOMS: BATHROOM:
DINING ROOM:
SITTING ROOM WITH FEATURE CAST IRON
LOG BURNER:
KITCHEN/BREAKFAST ROOM:
INNER HALLWAY WITH STUDY AREA:
SASH WINDOWS:
GAS CENTRAL HEATING TO RADIATORS.
VIEWING HIGHLY RECOMMENDED.**

TO BE SOLD: a charming and thoughtfully improved three bedroom end of terrace cottage offering a wealth of character and some original features. This charming cottage is located between both Bourne End and Cookham village centres which have a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. There are branch line railway stations both in Bourne End and Cookham Rise linking, via Maidenhead, to London Paddington which will ultimately connect to Crossrail. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Part glazed front door to



DINING ROOM a side aspect room with feature cast iron working stove/burner (available by separate negotiation), wooden flooring and radiator.



SITTING ROOM a front aspect room with double glazed sash window, feature fireplace with inset cast iron log burner, recessed shelving with cupboards below, wooden flooring.

INNER HALLWAY stairs to First Floor Landing with storage cupboard under, useful **STUDY AREA** with fitted shelving and cupboard below, radiator.



KITCHEN/BREAKFAST ROOM fitted with Shaker style units, space and plumbing for washing machine and tumble dryer, recess for AGA, space for fridge and freezer, cupboard housing central heating combi boiler, larder cupboard, quarry tiled floor, double glazed doors to the Rear Garden.

FIRST FLOOR

LANDING with access to loft space, feature cast iron fireplace, recess shelving with cupboards under.



BEDROOM ONE a front aspect room with double glazed sash window, Victorian style radiator, feature cast iron fireplace, built in wardrobe.



BEDROOM TWO a rear aspect room with double glazed window, built in wardrobe, Victorian style radiator and superb views over the farmland and open countryside beyond.

BEDROOM THREE a side aspect room with double glazed window, built in cupboard and radiator.



BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., double glazed frosted window, Victorian style radiator, wooden flooring, shelved cupboard.

OUTSIDE



There is gated side access leading to **THE REAR GARDEN** where there is a good sized paved entertaining area leading on to a lawned garden with brick edge flower and shrub borders, panel fence and shaped hedge surround, timber garden shed and lovely views beyond.

EPC BAND: D COUNCIL TAX BAND: E

Ref: TMD

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. Continue along this road which continues into Hedsor Road and at the S bend bear left where 1 Hayward Place can be found just past the Garibaldi Public House on the left hand side.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

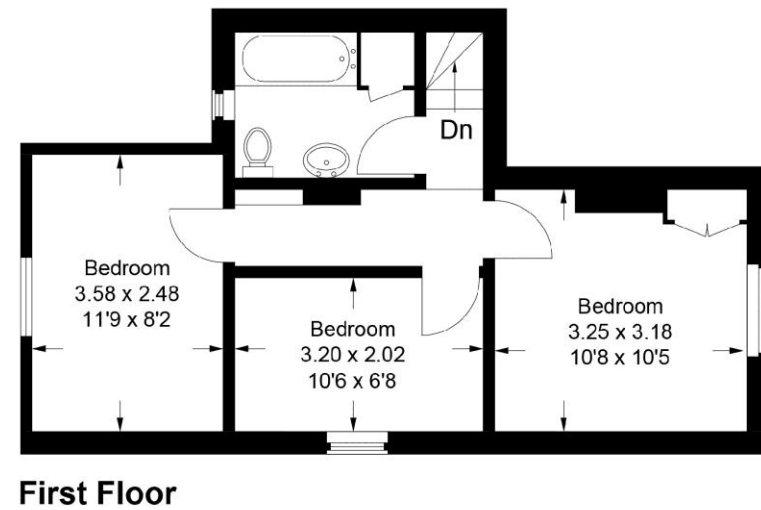
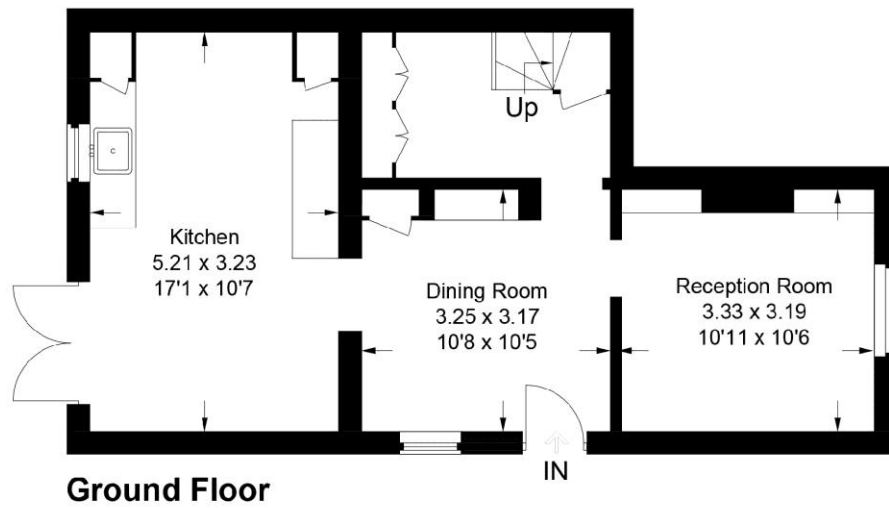
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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

Approximate Gross Internal Area
Ground Floor = 46.6 sq m / 502 sq ft
First Floor = 37.3 sq m / 401 sq ft
Total = 83.9 sq m / 903 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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