



**CAER URFA, HEDSOR ROAD, BOURNE END**  
**PRICE: £665,000 FREEHOLD**

**am** ANDREW  
MILSOM

**CAER URFA  
HEDSOR ROAD  
BOURNE END  
BUCKS SL8 5EE**

**PRICE: £665,000 FREEHOLD**

An attractive three-bedroom cottage style home providing well-appointed light and airy living accommodation with superb views over farmland and open countryside to the front and rear.

**FRONT AND REAR GARDENS:  
LARGE MASTER BEDROOM WITH ENSUITE  
AND VIEWS TO THE FRONT AND REAR:  
TWO FURTHER BEDROOMS:  
FAMIL BATHROOM:  
LARGE LIVING ROOM:  
KITCHEN BREAKFAST ROOM TO REAR:  
UTILITY ROOM WITH DOWNSTAIRS WC:  
CONVERTED GARAGE CURRENTLY USED  
AS AN OFFICE: DOUBLE GLAZING:  
DRIVEWAY PARKING TO FRONT:  
GAS CENTRAL HEATING:**

**TO BE SOLD:** Situated in this popular semi-rural setting between Cookham and Bourne End Villages is this well planned, three bedroom semi-detached cottage benefitting from high ceilings, character feature and stunning views over open countryside and farmland to both front and rear. Bourne End village Centre has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. For the commuter, Caer Urfa is situated towards the top of Hedsor road giving easy access to Taplow train station servicing the Elizabeth Lines as well as Bourne End and Cookham. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:



**LIVING ROOM** A front aspect room with double glazed leaded light window, exposed brick fireplace with cast iron log burner, television aerial point, radiators, stairs to first floor.

**KITCHEN/DINING ROOM**



**Kitchen** With a range of shaker style floor and wall units, granite work surfaces, exposed brick breakfast bar, integrated dishwasher and washing machine, Rangemaster gas cooker, integrated fridge and freezer, tiled floor, double glazed window to rear providing views over adjoining farmland.



**Dining Area** benefits from double glazed doors to garden, tiled floor and a radiator. radiator.

**UTILITY/CLOAKROOM** Comprising low level w.c., vanity wash hand basin, appliance space, useful storage cupboards, heated towel rail, cupboard housing central heating boiler and door to;



**OFFICE** Previously converted from the garage into a large office/store room with double doors out to the front garden.

**FIRST FLOOR**

**LANDING** Access to loft space, airing cupboard.



**BEDROOM ONE** A large, dual aspect room with double glazed windows providing delightful views, built-in wardrobe, radiators, access to boarded loft space.

**ENSUITE SHOWER ROOM** White suite comprising tile and glazed shower cubicle with power shower, vanity wash hand basin, low level w.c., ladder style heated towel rail.



**BEDROOM TWO** A front aspect room with double glazed leaded light window, built-in wardrobes, radiator.

**BEDROOM THREE** A rear aspect room with double glazed window, radiator.



**BATHROOM** White suite comprising enclosed panel bath with mixer taps and shower attachment and power shower over, pedestal wash hand basin, low level w.c., ladder style heated towel rail, partly tiled walls, double glazed frosted window.

**OUTSIDE**



To **THE REAR** of the property is a low maintenance area of garden with raised flower borders, garden shed and views over adjoining farmland. To **THE FRONT** there is an area of lawned garden with flower and shrub borders and a good size block paved driveway providing ample off road parking with a five bar fence.



**EPC BAND: C      COUNCIL TAX BAND: E**

**Ref: BOU152**

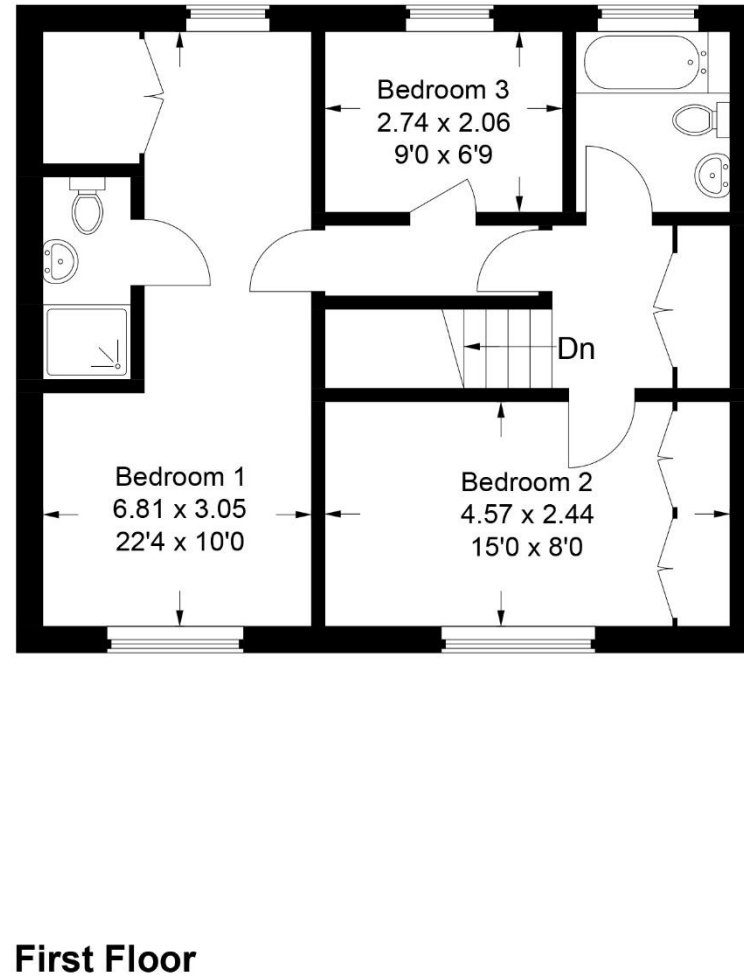
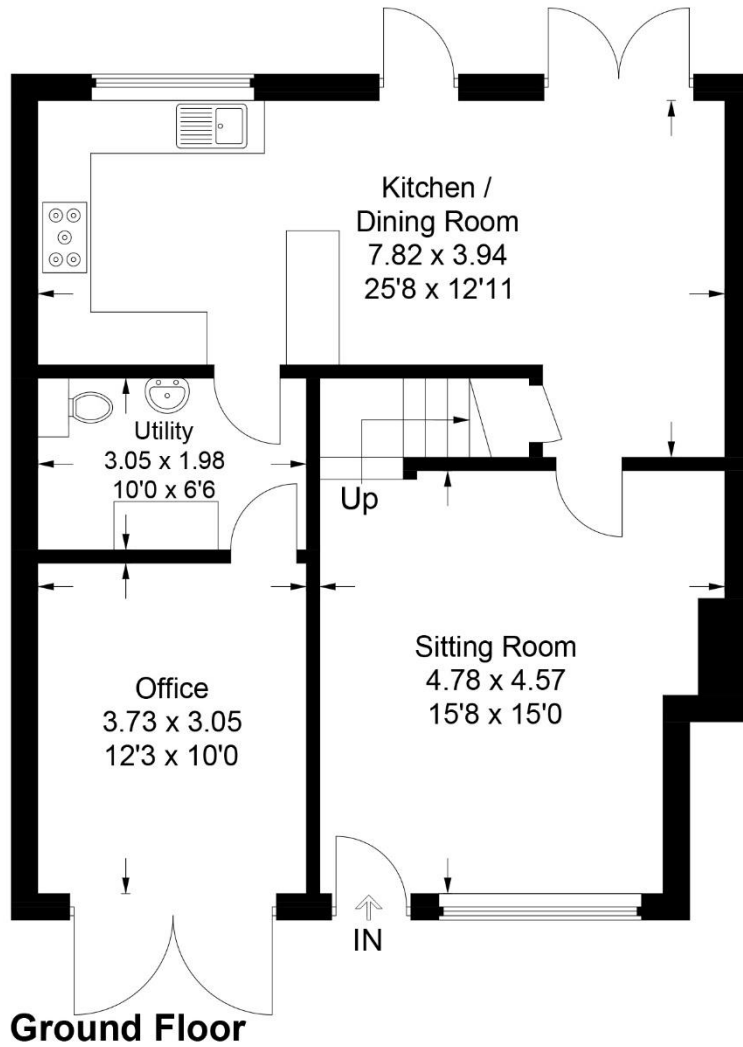
**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 526666**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** using the postcode SL8 5EE the property can be found towards the top of the road 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. 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 = 69.5 sq m / 748 sq ft  
First Floor = 52.6 sq m / 566 sq ft  
Total = 122.1 sq m / 1,314 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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