



**MEADOWCROFT, CORES END ROAD, BOURNE END**  
**PRICE: £595,000 FREEHOLD**

**am** ANDREW  
MILSOM

**MEADOWCROFT  
CORES END ROAD  
BOURNE END  
BUCKS SL8 5AL**

**PRICE: £595,000 FREEHOLD**

A lovely two/three bedroom semi detached Victorian home a short stroll from Bourne End village centre.

**ATTRACTIVE SECLUDED GARDEN  
TWO DOUBLE BEDROOMS  
FIRST FLOOR BATHROOM & LAUNDRY  
CUPBOARD: LOFT ROOM/BED 3 : LIVING  
ROOM WITH FIREPLACE: FAMILY ROOM  
KITCHEN/BREAKFAST ROOM ACCESSING  
GARDEN : CLOAKROOM : GAS CENTRAL  
HEATING TO RADIATORS : DOUBLE  
GLAZING HARDSTANDING TO FRONT**

**TO BE SOLD:** This attractive Victorian semi detached home is particularly well presented and spacious throughout with a richness of character and comfortable 'feel' combining to make this a special home. Notable features include a lovely entrance hall, a bay fronted living room with fireplace, a central family room opening to the kitchen/breakfast room and ground floor cloakroom. On the first floor there are two spacious bedrooms (the Master has fitted wardrobes) and a modern bathroom with utility lobby/ cupboard on the landing. There is a second floor loft room which makes an ideal study/bedroom three. The Thameside village of Bourne End offers 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 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:  
Quality replacement front door to

**ENTRANCE HALL** with staircase to first floor, wooden flooring.



**LIVING ROOM** a delightful bright room with bay window to front with bespoke shutters, attractive stone fireplace and wooden flooring.



**FAMILY / ROOM** with wooden flooring, door to cloakroom and opening to kitchen/dining room.

**CLOAKROOM** with wash hand basin and wc.



**KITCHEN/DINING ROOM** in two linking areas with modern kitchen units, worktops, built in electric oven & hob with extractor over, space for fridge/freezer, space & plumbing for dishwasher, tiled and wooden flooring, French doors from dining area to the garden.

**FIRST FLOOR** with landing and further staircase to second floor.

**UTILITY AREA** with window to side, cupboard housing water softener, gas fired boiler, space and plumbing for washing machine and space for tumble dryer.



**BEDROOM ONE** a front aspect room with two windows with bespoke shutters and wall to wall fitted wardrobe cupboards.



**BEDROOM TWO** a spacious rear aspect room.



**BATHROOM** a white suite of bath with wall mounted shower and screen, wash hand basin with cupboard below, wc, window to rear.

## SECOND FLOOR



**LOFT ROOM/BEDROOM THREE** or an ideal study/home office with eaves storage, further cupboard, two side windows

## OUTSIDE

**TO THE FRONT** there is a modest wall enclosed front garden with shrub beds, off road hardstanding, pathway to front door and gated access to side.



**THE REAR GARDEN** is a pleasant feature of the property with good sized paved patio and lawned area with shrub borders, a garden shed & outside tap.



**VIEWING:** Please arrange a visit by contacting us on 01628 522666

**DIRECTIONS:** From our office in Bourne End proceed towards Wooburn Green on the Cores End Road and pass La Maison Furniture shop on the left hand side and Meadowcroft will be found on the left hand side indicated by an Andrew Milsom For Sale sign.

**Ref: BOU 2361**

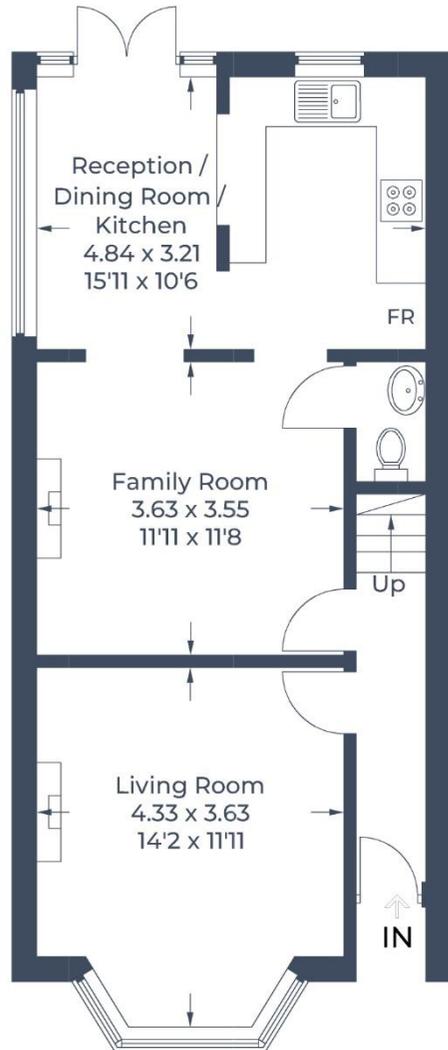
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## MONEY LAUNDERING REGULATIONS:

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.

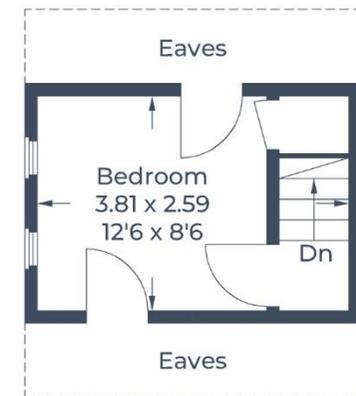
Approximate Gross Internal Area  
Ground Floor = 51.7 sq m / 556 sq ft  
First Floor = 42.0 sq m / 452 sq ft  
Roof Floor = 9.9 sq m / 106 sq ft  
Total = 103.6 sq m / 1,113 sq ft



**Ground Floor**



**First Floor**



**Roof Floor**

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