



5 BEACONSFIELD COTTAGES, HEDSOR ROAD, BOURNE END
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**5 BEACONSFIELD
COTTAGES
HEDSOR ROAD
BOURNE END
BUCKS SL8 5EQ**

PRICE: £525,000 FREEHOLD

A lovely two bedroom end terrace cottage, rich in character, with two en suites, modern fittings and attractive garden. Delightful semi rural setting yet convenient for access to both Cookham & Bourne End villages.

**75FT REAR GARDEN: TWO BEDROOMS
EACH WITH EN SUITE: HALL
LIVING ROOM: IMPRESSIVE
KITCHEN/DINING ROOM OPENING TO
GARDEN: GAS CENTRAL HEATING TO
RADIATORS: DOUBLE GLAZING
VIEWING RECOMMENDED**

TO BE SOLD: Situated in this popular semi-rural setting between the riverside villages of Cookham and Bourne End is this delightful period cottage which has a modern feel throughout with plenty of character (fireplace, shutters and wood flooring in living room, wood flooring in kitchen/dining room) and French doors accessing a good sized level garden with delightful rear terrace. Bourne End village Centre has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, a picturesque stretch of the Thames & busy Marina & railway station. schooling in the area is highly regarded.

For the commuter, Hedsor road gives easy access to Taplow train station servicing the Elizabeth

Lines as well as Bourne End and Cookham, both of which are riverside villages. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises: Side Front door to

ENTRANCE HALL with staircase to first floor, doors to living room and dining area.



LIVING ROOM a lovely bright room with feature fireplace on the internal wall, wooden flooring, aspect to front with shutters.



KITCHEN/DINING ROOM a lovely free flowing room with part vaulted ceiling with skylights, wood flooring and French doors accessing the garden. There are ample modern oak faced units with worktops incorporating a sink unit, space for range style cooker, extractor above, integrated dishwasher, washing machine & fridge/freezer.



FIRST FLOOR



BEDROOM ONE a delightful room with panel effect wall, wardrobe cupboards aspect to rear, access to loft space with light & ladder, door to



ENSUITE BATHROOM fitted with modern white suite of bath with mixer tap & shower attachment, separate shower cubicle, wash hand basin, low level wc, heated towel rail, shutters.

BEDROOM TWO a front aspect room with views over fields, built in wardrobes, cast iron fireplace, door to.



EN SUITE SHOWER ROOM with shower cubicle, wash hand basin, low level wc

OUTSIDE



To **THE REAR** the garden is a pleasant feature measuring approx 75ft with paved patio and lawn with shrub beds leading to a rear terrace with pergola & shed.



THE FRONT garden is a modest low wall enclosed area ideal for pot plants etc.

EPC BAND: C COUNCIL TAX BAND: D

Ref: BOU193

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: using the postcode SL8 5ER the property can be found towards the top of the road on the left hand side indicated by an Andrew Milsom For Sale sign.

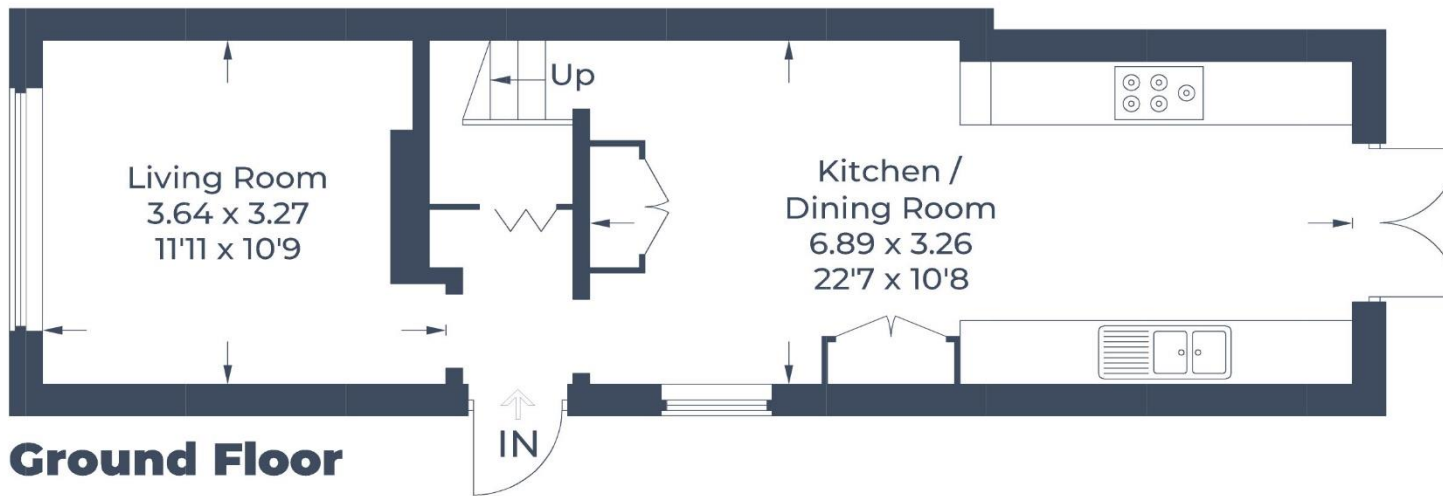
MONEY LAUNDERING REGULATIONS:

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.

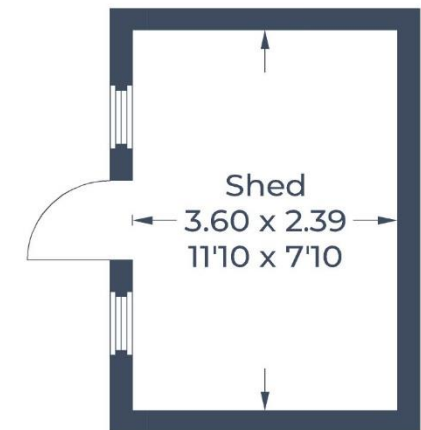
Approximate Gross Internal Area
Ground Floor = 38.2 sq m / 411 sq ft
First Floor = 32.2 sq m / 347 sq ft
Shed = 8.6 sq m / 92 sq ft
Total = 79.0 sq m / 850 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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