



HOLCOMBE COTTAGE, HEDSOR ROAD, BOURNE END
PRICE: £499,500 FREEHOLD

**HOLCOMBE
COTTAGE
HEDSOR ROAD
BOURNE END
BUCKS
SL8 5ES**

PRICE: £499,500 FREEHOLD

A charming two bedroom end terrace cottage, a pretty frontage with an attractive garden. Delightful semi-rural setting yet convenient for access to both Cookham & Bourne End villages.

**GOOD SIZE FRONT GARDEN ONLY: TWO BEDROOMS; DOWNSTAIRS BATHROOM: OPEN PLAN LIVING /DINING/STUDY ROOM: SHAKER STYLE KITCHEN : 2-3 PARKING SPACES; GAS CENTRAL HEATING TO RADIATORS
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 an abundance of character including log burning fireplace, accessing a good-sized front garden and storage shed and two. 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: Stable door opens into kitchen;



KITCHEN shaker style kitchen accessing the garden via Stable doors. There is ample modern painted shaker faced units with wooden worktops incorporating a white sink unit, integrated single range and 4 ring gas hob, extractor above, space for a washing machine & integrated fridge/freezer.



LIVING ROOM a spacious living dining room with feature fireplace and log burner, double aspect views to both front and back over the gardens and allotments. Front door access to the front garden.



BATHROOM fitted with white suite of bath with mixer tap & shower above with glass shower screen, wash hand basin with wooden vanity unit and bathroom cabinet, wc, and windows opening to rear

FFIRST FLOOR



BEDROOM ONE integrated wooden wardrobe doors along one wall, views to the front across the garden, door to small hallway



BEDROOM TWO a front aspect room with views over garden, built in cupboard, door to small hallway

OUTSIDE



To **THE REAR** views across to the allotments
Situated behind the cottage



THE FRONT the garden is a pleasant feature measuring approx 55ft with paved patio and lawn with shrub beds leading to shed and exit to driveway to the front of property, allowing for 2-3 cars.

EPC BAND: D COUNCIL TAX BAND: B
Ref: BOU 198

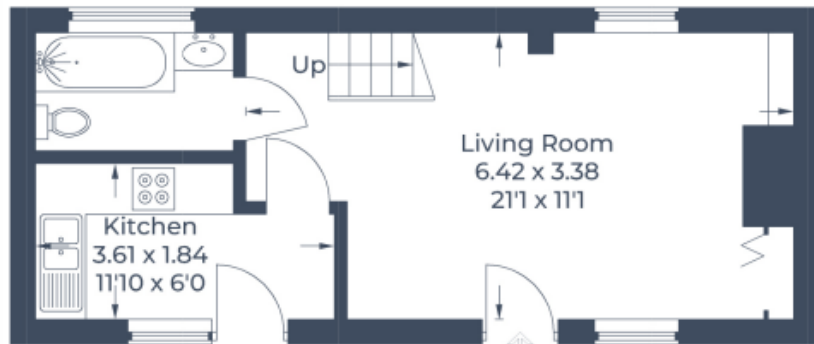
VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

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.

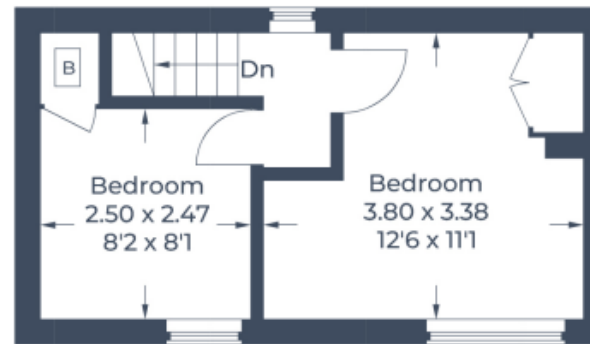
MONEY LAUNDERING REGULATIONS:

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.

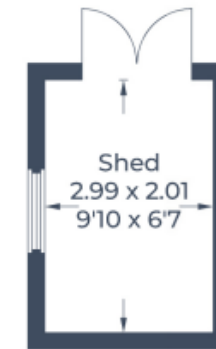
Approximate Gross Internal Area
Ground Floor = 30.9 sq m / 333 sq ft
First Floor = 21.9 sq m / 236 sq ft
Shed = 6.0 sq m / 64 sq ft
Total = 58.8 sq m / 633 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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

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