



VIRGINIA COTTAGE, CORES END ROAD, BOURNE END
PRICE GUIDE : £600,000 FREEHOLD

am ANDREW
MILSOM

**VIRGINIA COTTAGE
CORES END ROAD
BOURNE END
BUCKS SL8 5AL**

PRICE GUIDE: £600,000 FREEHOLD

With fabulous new kitchen extension, a remodelled three bedroom semi detached Victorian home a short stroll from Bourne End village centre.

**SECLUDED GARDEN WITH DECK
THREE FIRST FLOOR BEDROOMS &
STYLISH BATHROOM : LOFT AREA :
LIVING ROOM WITH LOGBURNER
STUNNING KITCHEN/BREAKFAST/DINING
ROOM ACCESSING GARDEN : UTILITY:
CLOAKROOM : GAS CENTRAL HEATING TO
RADIATORS & UNDERFLOOR :
HARDSTANDING TO FRONT
NO ABOVE CHAIN**

TO BE SOLD: This bay fronted Victorian semi detached home has had a ground floor redesign enabling a utility and cloakroom as well as the most fantastic kitchen/breakfast/dining room rarely seen in this price range. Additional features include an atmospheric traditional living room with log burner, three first floor bedrooms, a lovely modern bathroom with walk in shower and a useful loft area. There is a modest sized garden with deck area catching the sun and there is hardstanding behind hedge enclosed frontage. 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:
Porch with front door to

ENTRANCE HALL with attractive floor tiling and staircase to first floor, opening to inner hall.



LIVING ROOM a bright room with bay window to front with bespoke shutters, attractive stone fireplace and tiled flooring with underfloor heating.

UTILITY with integrated washing machine & tumble dryer, door to

CLOAKROOM with wash hand basin and wc.



KITCHEN/BREAKFAST/DINING ROOM a stunning contemporary room with bespoke contrasting units & display cabinets, stone worktops and island, high end integrated appliances and sink,

tiled floor with underfloor heating, door to garden and bifolding windows, skylights.



FIRST FLOOR with landing and stairs to loft area. NB Please note the owners have approved planning for the reconfiguration of the first floor and loft

BEDROOM ONE a rear aspect double room with built in wardrobe cupboards.



BEDROOM TWO a spacious front aspect room.

BEDROOM THREE a front aspect single 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 AREA with velux window and laminate floor.

OUTSIDE

TO THE FRONT there is a hedge and low wall enclosed front garden with off road hardstanding, and gated access to side.



THE REAR GARDEN is modest in size though a pleasant feature of the property with paved path and lawned area with sunny enclosed decking to rear and garden shed.



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 Virginia Cottage will be found on the left hand side.

Ref: BOU 204

EPC BAND: E COUNCIL TAX BAND: D

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 = 70.2 sq m / 756 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Second Floor = 18.7 sq m / 201 sq ft
 Shed = 3.0 sq m / 32 sq ft
 Total = 134.3 sq m / 1,445 sq ft



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

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