

HATHERLEY, PRINCES ROAD, BOURNE END
PRICE: £999,950 FREEHOLD

am ANDREW
MILSOM



**HATHERLEY
PRINCES ROAD
BOURNE END
SL8 5HZ**

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A handsome double fronted Edwardian detached home with good sized corner garden in quiet no through road on the village edge

APPROX 57 x 51FT ESTABLISHED REAR GARDEN: MASTER BEDROOM WITH MODERN EN SUITE SHOWER ROOM: THREE FURTHER BEDROOMS & MODERN BATHROOM: RECEPTION HALL WITH CLOAKROOM: LIVING ROOM : FAMILY ROOM: KITCHEN/BREAKFAST ROOM OPENING TO DINING/CONSERVATORY UTILITY: GAS CENTRAL HEATING: DOUBLE GLAZING: TWO GARAGES.

TO BE SOLD: Hatherley is such a rare opportunity within the price range to acquire a spacious Edwardian detached home with many original features whilst offering potential to adapt/extend the accommodation for contemporary living. The principal rooms are airy and spacious with lovely bay windows, high ceilings and fireplaces and there is a delightful established garden as well as a detached double garage. The property is tucked away at the end of this pretty Victorian road with a walkway offering the pedestrian access to the village. Bourne End has 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 railway station via Maidenhead to London Paddington and the Elizabeth Line. The nearby Marlow Bypass enables swift access to the M4 and M40 motorways. The accommodation comprises:

RECEPTION HALL offering a pleasant sense of arrival with turning balustrade staircase rising to first floor. Step down to

CLOAKROOM with low level wc, wash hand basin.

LIVING ROOM an elegant dual aspect room with front bay with window seating and feature stone fireplace.



FAMILY ROOM a bright dual aspect reception space with front bay window & wooden flooring.



KITCHEN/BREAKFAST ROOM fitted with antique pine units with granite worktops with sink

and granite island, cooker space with dresser style surround & corner unit, pull out baskets, integrated dishwasher, wooden flooring, aspect to side, double doors to dining/conservatory & door to utility.



UTILITY ROOM with door to garden, cupboards, work top, sink, space and plumbing for washing machine, space for tumble dryer & fridge/freezer.

DINING/CONSERVATORY a versatile double glazed living space accessed from the hall and with double doors from the kitchen and to the garden.



FIRST FLOOR LANDING of spacious design, with half landing and picture window..

BEDROOM ONE a front aspect room with range of built in wardrobe cupboards, door to



ENSUITE SHOWER ROOM with fully tiled modern suite comprising shower cubicle with wall mounted controls, circular wash hand basin in vanity unit, low level wc, tiled floor, window.



BEDROOM TWO with bay window to front and further side window, pretty cast iron fireplace.



BEDROOM THREE with wardrobe cupboard and window to rear.

BEDROOM FOUR with wardrobe cupboard and window to side.

BATHROOM with modern tiled bathroom suite of bath with shower over & screen, wide wash hand basin, low level wc, tiled floor, side window.

OUTSIDE

TO THE FRONT there are wrought iron railings above low brick wall with central gate and pathway to front door. There is a side double width drive in front of the two adjoining **GARAGES**.

TO THE REAR the rear garden is a good size and pleasant feature of the property being secluded courtesy of mature trees and shrubs with generous lawn and two terraced areas. Gated side access leads to the front.

OUR REF: BOU208

EPC Rating E COUNCIL TAX BAND G

DIRECTIONS: using the postcode SL8 5HZ, this property can be found at the end on the right hand side.



VIEWING By Appointment by calling 01628 522666

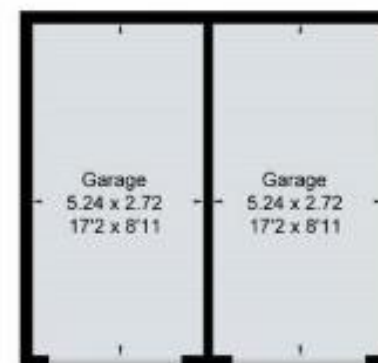
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 Floor Area = 168.0 sq m / 1808 sq ft
Garages = 29.1 sq m / 313 sq ft
Total = 197.1 sq m / 2121 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor