



**BURNE COTTAGE, CORES END ROAD, BOURNE END**  
**PRICE : £625,000 FREEHOLD**



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

**PRICE: £625,000 FREEHOLD**

A considerably enlarged & improved three double bedroom Victorian semi detached home a short stroll from Bourne End village centre.

**SECLUDED GARDEN WITH SIDE TERRACE  
& REAR DECK : THREE DOUBLE  
BEDROOMS OVER TWO FLOORS &  
MODERN BATHROOM : LIVING/DINING  
ROOM WITH LOGBURNER  
SUPERB KITCHEN/BREAKFAST ROOM  
ACCESSING GARDEN : UTILITY:  
CLOAKROOM : GAS CENTRAL HEATING TO  
RADIATORS & UNDERFLOOR : SPACE FOR  
DRIVEWAY PARKING SUBJECT TO CURB  
BEING DROPPED (PLANNING GRANTED  
NO:23/05785/FUL)**

**TO BE SOLD:** This spacious bay fronted Victorian semi-detached home has had a ground extension and full loft conversion meaning it now offers exceptional family accommodation over three floors. The ground floor layout now comprises a generous 23'9" living/dining room with bay window & log burner, a spacious modern kitchen/breakfast room with corian worktops & integrated appliances, a utility & cloakroom. On the first and second floors there are three double bedrooms (including an impressive master bedroom with ample wardrobes on second floor) served by a spacious modern bathroom with separate shower. Presentation is excellent throughout. There is a pleasant rear garden which extends to a side terrace with doors opening to the kitchen. To the front there is off road parking for up to three cars with planning granted till August 2026 for a dropped curb.

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 staircase to first floor,  
door to



**LIVING/DINING ROOM** an impressive room with bay window to front, fireplace with log burner, understairs cupboard, door to breakfast area and double doors to kitchen.



**KITCHEN/BREAKFAST/ROOM** of modern spacious design with skylights with a quality range of gloss style cream units with curved corner units, corian worktops, sink unit, range cooker with extractor, integrated appliances including wine fridge, tiled floor with under floor heating, aspect over garden and side doors to garden terrace, door to



**UTILITY** with matching cupboards, worktops & sink, space and plumbing for washing machine & tiled floor with underfloor heating.



**CLOAKROOM** with wash hand basin and wc, tiled floor with underfloor heating.

**FIRST FLOOR** Landing with stairs to second floor.



**BEDROOM TWO** a spacious front aspect double bedroom with two windows.

**BEDROOM THREE** a rear aspect double bedroom

**BATHROOM** beautifully fitted with white suite of bath, wash hand basin with cupboard below, wc, illuminated mirror, separate glazed cubicle with wall controls, airing cupboard with hot water tank and gas fired boiler, tiled floor, window to rear.



## SECOND FLOOR

**BEDROOM ONE** a rear aspect double room with two velux windows, impressive built in wardrobe cupboards.



## OUTSIDE

**TO THE FRONT** there is a hedge and low wall enclosed front garden with off road parking (current consent for dropped curb) and gated access to side.



**THE REAR GARDEN** is a pleasant feature being lawned with rear deck and terraced area to side adjoining the kitchen. There is a timber garden shed on hardstanding



**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 Burne Cottage is the last cottage on the left hand side before reaching Willows Road.

**Ref: BOU 219**

**EPC BAND: D COUNCIL TAX BAND: E**

### 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 = 65.8 sq m / 708 sq ft  
First Floor = 41.4 sq m / 446 sq ft  
Second Floor = 20.9 sq m / 225 sq ft  
Total = 128.1 sq m / 1,379 sq ft



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