



7 HAYWARD PLACE, BOURNE END
PRICE: £520,000 FREEHOLD

am ANDREW
MILSOM

**7 HAYWARD PLACE
HEDSOR ROAD
BOURNE END
BUCKS SL8 5EP**

PRICE: £520,000 FREEHOLD

A delightful double fronted Victorian style cottage in excellent condition – rich in character with tasteful décor - simply delightful garden with outlook over fields to rear. Popular edge of village setting within easy access of both Bourne End and Cookham village centres.

LANDSCAPED REAR GARDEN BACKING ONTO FIELDS: TWO DOUBLE BEDROOMS: BATHROOM WITH SEPARATE SHOWER: PORCH: 22'3 SITTING ROOM WITH LOG BURNER: LOVELY KITCHEN/DINING ROOM WITH SKYLIGHT & FRENCH DOORS TO GARDEN: WOOD FRAMED DOUBLE GLAZED SASH WINDOWS: GAS CENTRAL HEATING TO RADIATORS.

TO BE SOLD: This bright and spacious two double bedroom Victorian home is beautifully presented throughout combining authentic character with a modern twist to make a wonderful home in the most engaging of settings between Bourne End and Cookham. Both villages have comprehensive shopping facilities for day to day needs, doctor's surgery and post office - schooling in the area is highly regarded. There are branch line railway stations both in Bourne End and Cookham Rise linking, via Maidenhead, to London Paddington which will ultimately connect to Crossrail. 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 for cloaks storage with door to



SITTING ROOM a beautiful bright and spacious double fronted room, with wooden floor, fireplace housing log burner & log store in chimney breast, two wooden front sash windows, book shelving.



KITCHEN/DINING ROOM fitted in the kitchen area with light modern Shaker style units with stained oak work tops incorporating a Smeg range cooker with electric double oven and gas hob, extractor above, single drainer stainless steel sink unit, space and plumbing for washing/dryer & dishwasher, integrated fridge/freezer, concealed staircase to first floor, concealed Worcester combi boiler, wooden flooring flows into the dining area where there are half panelled walls, oak framed French doors opening to the garden and a ceiling skylight. Lovely garden views towards fields beyond.



FIRST FLOOR

LANDING with access to fully boarded and insulated loft space.



BEDROOM ONE a front aspect room with wooden double glazed sash window, two wardrobe cupboards, exposed wooden floor.



BEDROOM TWO a front aspect room with wooden double glazed window, built in wardrobe, exposed wooden floor, shelving.



BATHROOM of spacious design with white suite comprising enclosed panel bath, separate spacious shower cubicle with wall mounted shower controls, pedestal wash hand basin, low level w.c., Amico floor, aspect over field.

OUTSIDE



The **REAR GARDEN** is a delightful feature of the cottage having been thoughtfully landscaped with sleepers & new fencing and winding shingle pathway beyond shaped borders to a shingle terrace at the rear overlooking the fields.

EPC BAND: D

COUNCIL TAX BAND: E

Ref: BOU247

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: from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. Continue along this road which continues becomes Hedsor Road and turn left on the right-hand bend into the continuation of Hedsor Road. 7 Hayward Place can be found just past the Garibaldi Public House on the left-hand side.

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 = 42.3 sq m / 455 sq ft
First Floor = 31.2 sq m / 336 sq ft
Total = 73.5 sq m / 791 sq ft



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