



2 Cross Road Cottages Henley Road,
Burchetts Green, SL6 6QW
Price guide £595,000



wentworthea.com

Henley Road,

Step into this charming three bedroom cottage dating back to 1840, nestled in the quaint village of Burchetts Green to the west of Maidenhead. It is half in the civil parish of Hurley and half in the civil parish of Bisham. The property seamlessly blends historic character with modern comfort, this home offers a warm and inviting ambiance. Within the village is a pub, The Crown and Burchetts Green Infant school.

The property has a perfect country cottage feel throughout with a spacious living room with access to the front garden and through to the well-appointed kitchen/dining room, perfect for hosting gatherings. Adjacent is a convenient shower room and utility space.

On the first floor are two double bedrooms with built-in wardrobes, a single bedroom and family bathroom, ensuring ample accommodation for the family.

Outside, a private enclosed front garden laid to lawn with a decking area at the back and a side path to the front door. To the rear is a private paved courtyard area, with steps leading to the swimming pool. There is a Garage and parking for two cars.

Strategically positioned for easy access to Maidenhead, Marlow, Henley on Thames, London and the M4, M40 and M25. A mainline station in Maidenhead gives access to Paddington and Reading and is on the Elizabeth line.

With no onward chain, seize the opportunity to experience the tranquil charm of this countryside retreat. Arrange a viewing to fully appreciate its charm.

EPC - E
COUNCIL TAX BAND - E



Living room

At the front of the property with wooden flooring, bay window and stairs to the first floor. A lovely light room, with plenty of light, with access through to the kitchen/dining room. The room looks onto a laid to lawn front garden with decking area.

Kitchen / Dining room

At the rear of the property looking onto the courtyard, a great size room in the cottage. There are plenty of eye and base level units with integrated dishwasher, large range master oven, butler sink and integrated fridge/freezer. There is a free standing island which is a great focal point in the kitchen with further space for cooking. The dining area has space for an eight seater table creating a great entertaining room.



Rear Lobby

Access to the courtyard, rear garden, parking and garage. With a large cupboard space for coats and shoes.

Shower room

An additional bathroom on the ground floor with wash hand basin, shower and WC. The room also has space for a washing machine and dryer which is tucked away.

Bedroom 1

At the front of the property with wooden flooring and a lovely big window looking onto the front garden. Plenty of space in the 11ft double bedroom with fitted wardrobes.



Family Bathroom

A fully tiled bathroom with bath and shower over, wash hand basin and WC with the benefit of a velux bringing in additional light.

Bedroom 2

At the rear of the property with a lovely big bay window, carpeted and double fitted wardrobes.

Bedroom 3

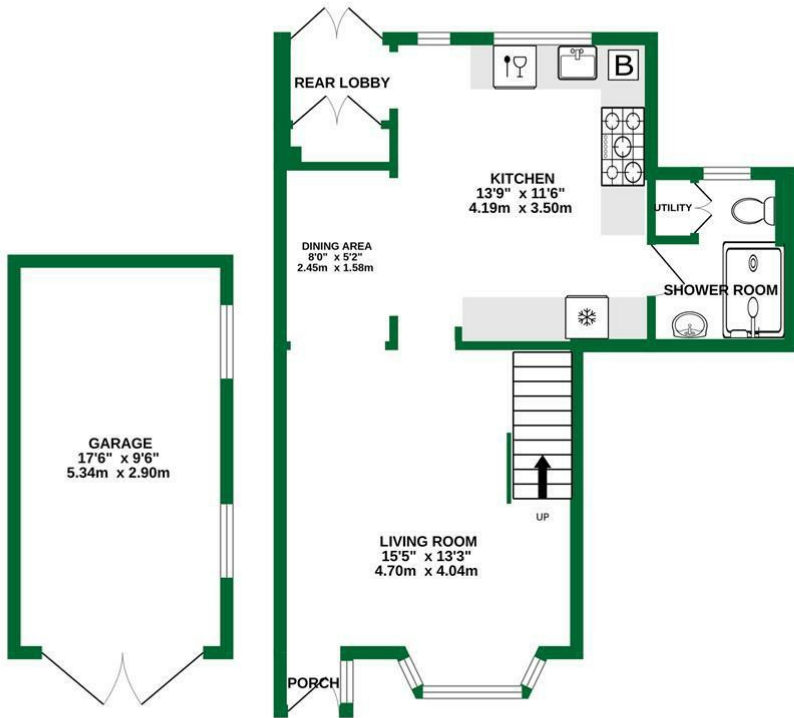
At the rear of the property, a good single bedroom which is carpeted.



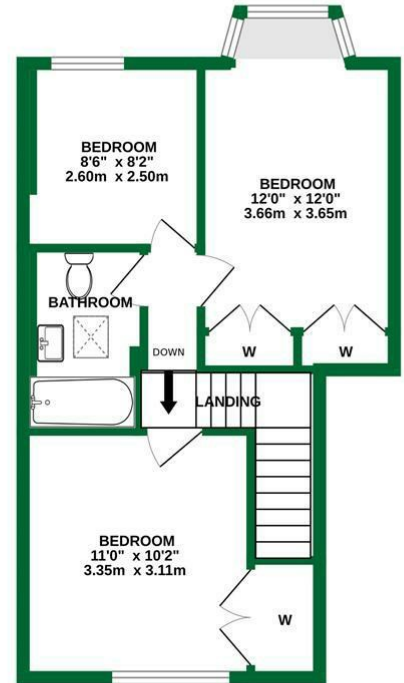
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.