

# HUNT & NASH

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# 2 Woodbury Cottages, Cores End Road Bourne End, Buckinghamshire SL8 5HH



**BRICK & FLINT COTTAGE STYLE HOME  
TWO DOUBLE BEDROOMS WITH FITTED WARDROBES  
EN SUITE BATHROOM AND EN SUITE SHOWER ROOM  
RECEPTION ROOM WITH SITTING AND DINING AREAS: FITTED KITCHEN  
CLOAKROOM: DELIGHTFUL REAR GARDEN: GARAGE & TWO PARKING SPACES  
NO ONWARD CHAIN: COUNCIL TAX BAND D: EPC RATING D**

A beautifully presented semi detached cottage built with a typical Chiltern brick & flint style façade in a private cul de sac within level walking distance of the village centre and train station.

There is a cloakroom on the left as you enter the property and the well planned accommodation comprises of a double aspect reception with separate dining and seating areas and double doors to the rear garden. The modern kitchen is fitted with a range of matching wall and base units above and below fitted granite work tops with all the usual integrated appliances. A useful understairs cupboard houses the washing machine and dryer.

On the first floor are two double bedrooms with built in wardrobes. Each bedroom benefits from en suite facilities and one has a bathroom, the other a shower room.

The gardens are well stocked with a variety of mature shrubs and flowers. The rear garden is mainly lawn and partly walled with a side gate to the driveway. There is a single garage with an electric up and over door and a parking space directly in front of it. A second parking space is also conveyed with this property and an additional strip of garden.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

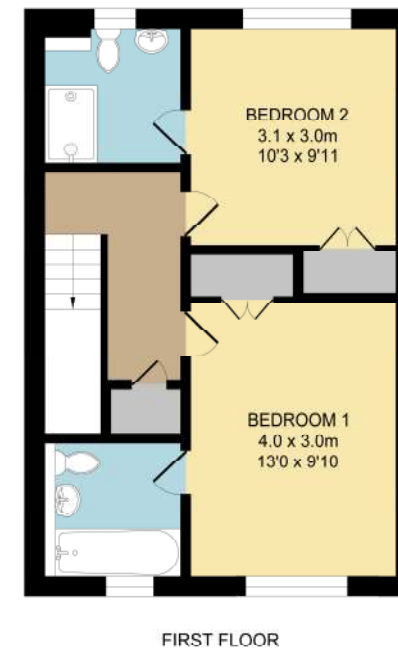
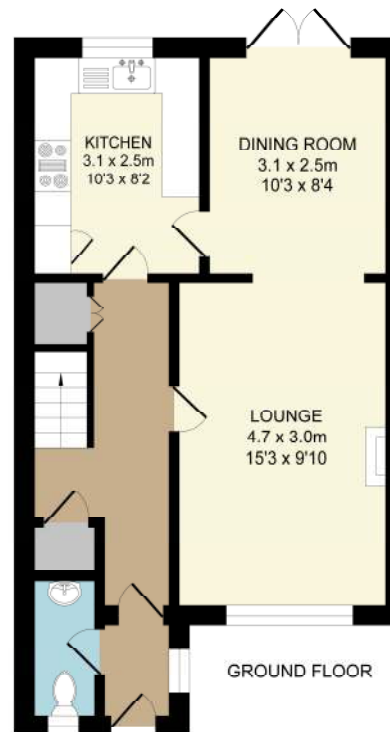
## GUIDE PRICE . . . £535,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
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TOTAL APPROX. FLOOR AREA 84.0 SQ.M. (908 SQ.FT.)  
All 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.  
Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)







Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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