

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



9 Camden Place, Bourne End Buckinghamshire SL8 5RW

**SPACIOUS RECEPTION ROOM: MODERN KITCHEN: TWO BEDROOMS
FIRST FLOOR BATHROOM: GAS CENTRAL HEATING
PRIVATE ROAD LEADING TO THE RIVER THAMES
CLOSE TO BOURNE END STATION AND SHOPS: NO ONWARD CHAIN
SOUTHERLY REAR ASPECT
COUNCIL TAX BAND D: EPC RATING C**



Enjoying a quiet tucked away location yet still within level walking distance of the village centre and train station this well appointed two bedroom cottage is within a terrace of attractive properties along a private road leading to The River Thames.

The ground floor comprises of a spacious reception room with a laminate wooden floor providing both sitting and dining areas that leads through to a modern kitchen that is fitted with a range of matching cupboards and drawers, above and below fitted work surfaces, with space for the usual appliances. A door from the kitchen leads to the paved garden that enjoys a southerly aspect.

On the first floor there are two bedrooms and a bathroom with a modern white suite comprising a bath with shower above, pedestal wash hand basin and WC.

This property is offered for sale with no onward chain.

There is a limited amount of parking available for cottages 1-9 in Camden Place and is on a first come, first served basis.

Note: Camden Place is private road with a public right of way. A voluntary contribution of £30 per dwelling is payable per annum to maintain the road.

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

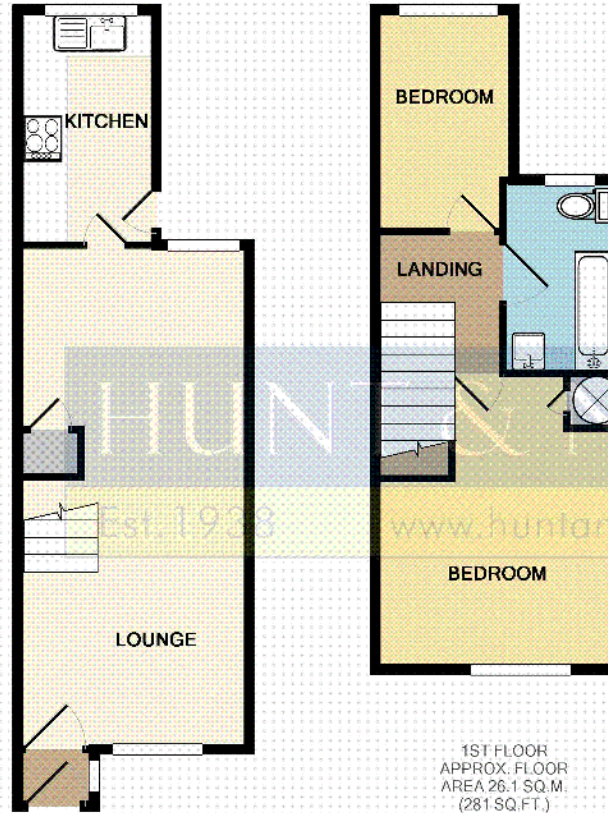
Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 29 mins | London Paddington - 35 mins - ELIZABETH LINE

GUIDE PRICE . . . £435,000 . . . FREEHOLD

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

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 28.1 SQ.M.
(302 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)
TOTAL APPROX. FLOOR AREA 54.2 SQ.M. (583 SQ.FT.)

This floor plan was produced for representation purposes only and is meant as a guide for prospective buyers. PSG does not accept responsibility for any omission. All measurements, doors, windows and rooms are approximate and have not been checked by Hunt & Nash.



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.

HUNT & NASH
Est. 1938 www.huntandnash.co.uk

naea
propertymark
PROTECTED

rightmove
find your happy

onTheMarket.com

TDS
Tenancy Deposit Scheme
member

f **Instagram**