

# HUNT & NASH

Est. 1938

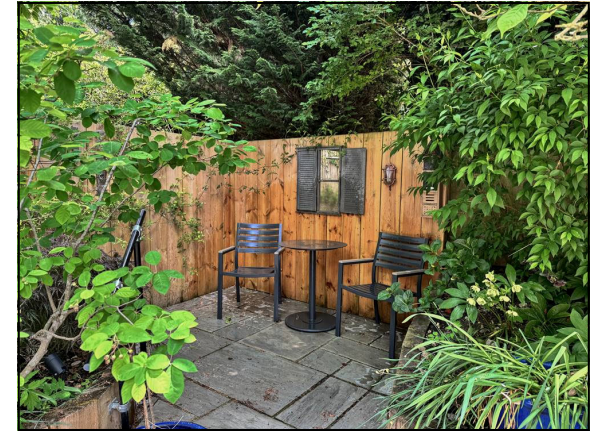
[www.huntandnash.co.uk](http://www.huntandnash.co.uk)





# Elm Tree Cottage, Elm Lane, Bourne End Buckinghamshire SL8 5PG

**RECENTLY RENOVATED DETACHED FAMILY HOUSE  
CLOAKROOM: SITTING ROOM: SEPARATE DINING ROOM  
MODERN KITCHEN/BREAKFAST ROOM  
MASTER BEDROOM WITH EN SUITE BATHROOM:  
TWO FURTHER DOUBLE BEDROOMS: SHOWER ROOM: EAVES STORAGE  
INTEGRAL GARAGE WITH ROLLER DOOR: AMPLE PARKING  
LANDSCAPED GARDEN WITH PLENTY OF PRIVACY  
COUNCIL TAX BAND F: EPC RATING D**



An inviting entrance hall welcomes you into this comfortable, stylishly decorated family home that has been much improved in recent years taking full advantage of the privacy afforded by this mature plot.

The sitting room and kitchen are both at the rear of the property with doors leading out to the garden. The kitchen is fitted with a range of wall and base units with integrated appliances and a central island unit and breakfast bar. To the front of the property is a separate dining room and there is cloakroom completing the ground floor offering.

On the first floor, the master bedroom is of a particularly good size and benefits from an ensuite bathroom. The two further double bedrooms are complemented by a family shower room. The shape and style of this property allows for plenty of eaves storage and there is a single integral garage.

The driveway provides ample off road parking and the garage has a roller door and houses the gas fired boiler and is plumbed for a washing machine. Side access leads to a stunning landscaped rear garden that has been designed to be enjoyed throughout the year with various seating areas, subtle lighting and well stocked, mature flower and shrubs borders.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. 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**

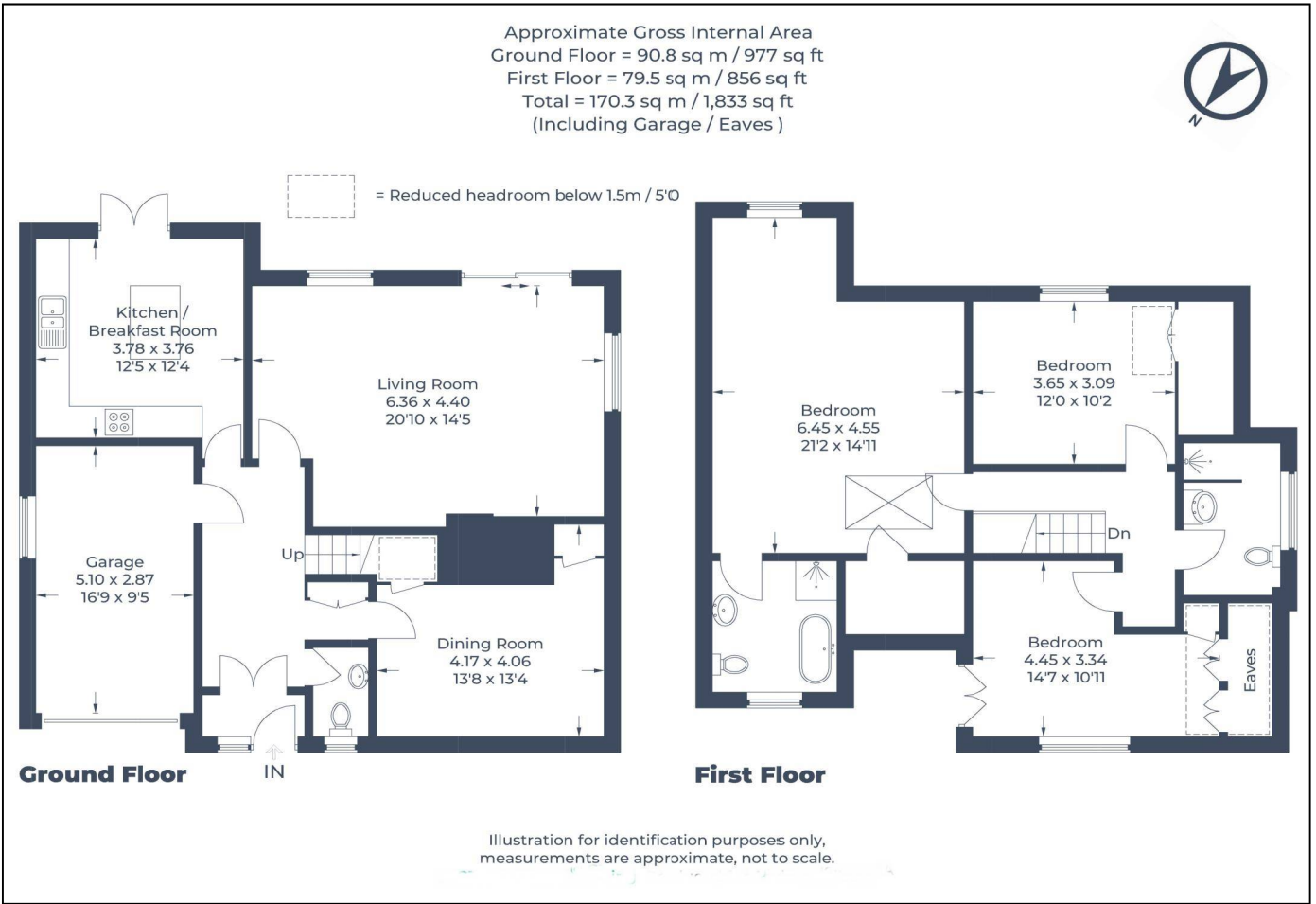
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £925,000 . . . 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 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)







12 The Parade, Bourne End SL8 5SY  
bourneend@huntandnash.co.uk



Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.