



Beautifully presented 2 bedroom cottage within walking distance to the local pubs and shops, the river Thames, open countryside and Bourne End station. It is also in the catchment area for local Grammar schools. There is a choice of 2 mainline stations, both serving London, (Beaconsfield or Maidenhead), which are just a few minutes' drive away.

The front door opens into the wonderfully light and bright, open plan sitting/dining room. The sitting room features a beautiful fireplace and the dining area offers plenty of storage. There is a downstairs cloakroom with wc and wash hand basin.

Tiled flooring runs through the kitchen/breakfast room. The kitchen has a comprehensive range of base units with wooden worktops and an inset Butlers style sink. There are matching eye level units, one housing the gas fired combi boiler. The integrated appliances include four ring gas hob, extractor, oven and fridge/freezer. There is a breakfast bar and French doors open out onto the patio and garden.

Stairs rise to the first floor landing with access to the lit loft. There are two double bedrooms. The master bedroom has a comprehensive a range of built-in wardrobes and bedroom two has views over the garden and fields beyond.

The family shower room has tiled flooring and a white suite of wc, pedestal wash hand basin, fully enclosed shower with overhead and wall mounted shower attachments, heated ladder style towel and built-in storage cupboards.

The rear garden has an area of patio perfect for outdoor entertaining and leads to a level area of lawn with a garden shed and sun terrace at the end of the garden.

Please see link below to the 52 acre site to the rear of 4 Hayward Place that Catesby Estates Ltd and the Council are working together on to prepare an outline planning application to deliver new homes.

<https://www.catesbyestates.co.uk/uploads/files/masterplans/Hollands%20Farm,%20Bourne%20End,%20Bucks%20Masterplan.pdf>

No chain.

Freehold

EPC rating: D

Directions: Sat nav SL8 5EP

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We recommend you contact us before taking any action with this property so that we can confirm availability and any specific marketing instructions.

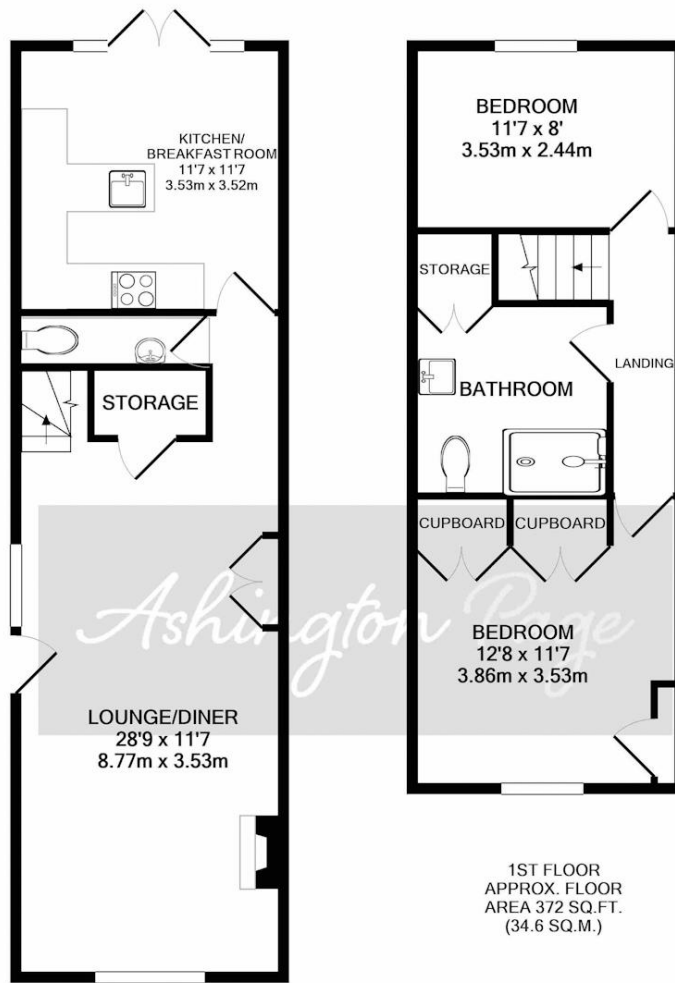
For an appointment to view this property, please contact Ashington Page on **01494 680 018**

Email info@ashingtonpage.co.uk

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Should you decide to use James Walton, Park Grove Mortgages Limited, you should know that we would normally receive a referral fee from him on completion of a transaction. An average referral fee is typically £325

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