



2 Wellington Cottages, Cores End Road, Bourne End SL8 5HU

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welcome to

2 Wellington Cottages, Cores End Road, Bourne End

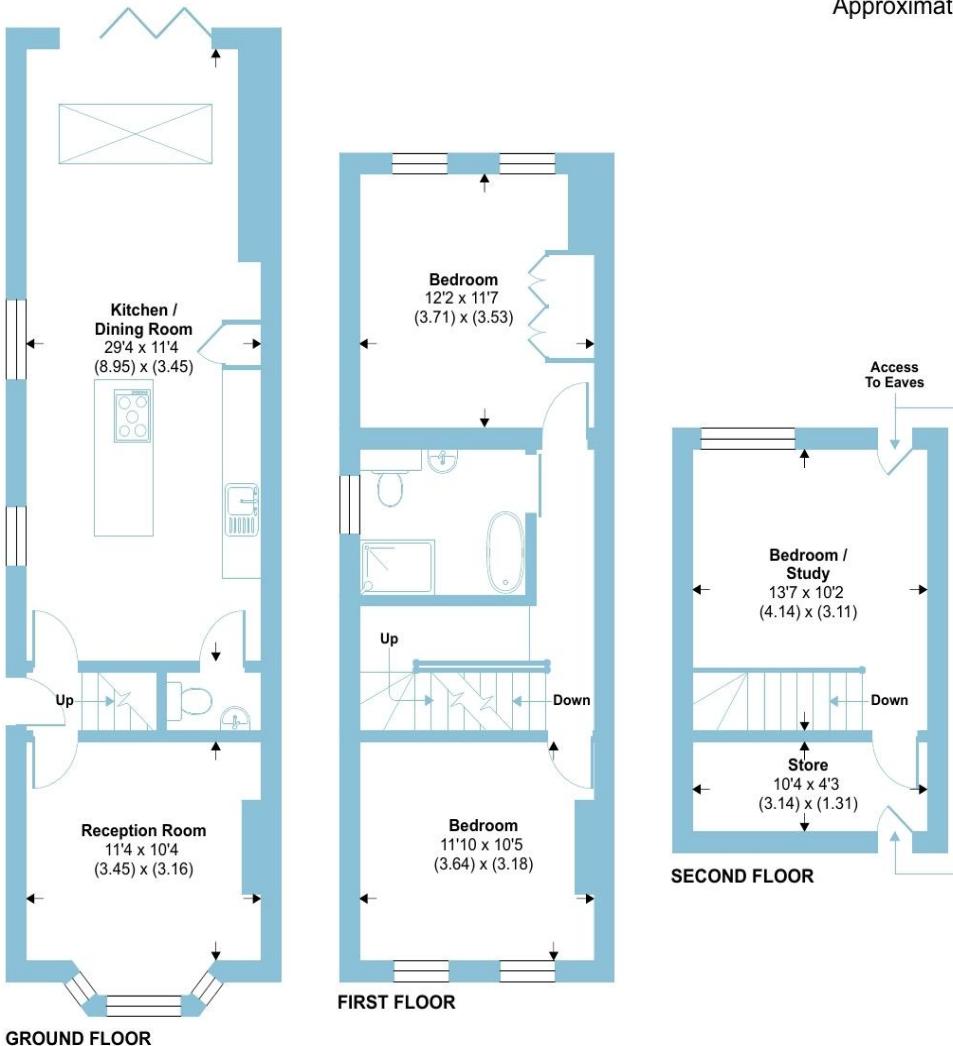
Wellington Cottages is an exceptional three bedroom semi-detached home, completely remodelled with great attention to detail, arranged over three floors with open plan kitchen living dining room, separate living room and three good sized bedrooms, beautiful four-piece bathroom and downstairs cloakroom. The landscaped rear garden with terrace overlooking the River Wye, and two driveway parking spaces. Bourne End is a thriving Village with a community feel, and a wide array of shops and restaurants, this home comes highly recommended and would suit different profiles of discerning buyers.



Cores End Road, Bourne End, SL8

Approximate Area = 1194 sq ft / 110.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Barnard Marcus. REF: 1410657

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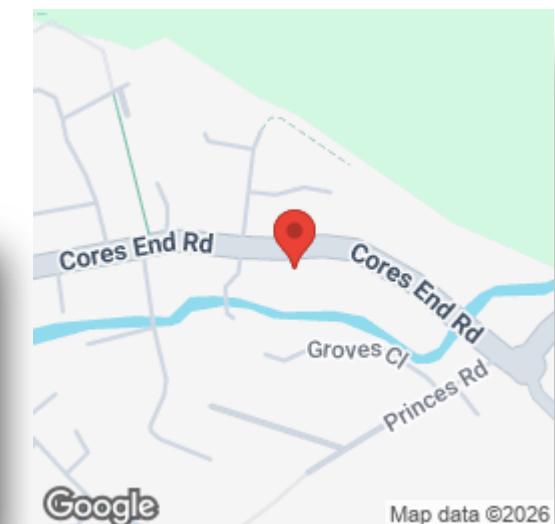
- EXCEPTIONAL SEMI-DETACHED HOME
- ARRANGED OVER THREE FLOORS
- COMPLETELY REMODELLED WITH GREAT ATTENTION TO DETAIL
- THREE GOOD SIZE BEDROOMS
- BEAUTIFUL FOUR PIECE BATHROOM
- DOWNSTAIRS CLOAKROOM
- TWO DRIVEWAY PARKING SPACES
- LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£700,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MHD123555 - 0001



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk