



6 Coldmoorholme Lane, Bourne End

Guide Price £600,000



Robertsons

6 Coldmoorholme Lane

Bourne End, Buckinghamshire

A charming character home, dating we believe from the 1920's, in this peaceful, rural location close to The River Thames and with beautiful views over farmland opposite. Entrance hall, Sitting room, Dining room, Kitchen, Cloakroom, Three bedrooms, Bathroom, Gas central heating, Car port and parking, 79' Gardens. NO CHAIN.

Council Tax band: E

Tenure: Freehold

Entrance hall

Two radiators, stairs to first floor with under stairs storage cupboard, wall thermostat, two wall light points

Sitting room

Attractive tiled fireplace, three radiators, bay window to front

Dining room

Attractive brick built fireplace with tiled hearth, radiator, window to rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge, wall mounted Glow Worm gas fired central heating boiler, part tiled walls, window to side, larder with space and plumbing for washing machine, door to lobby





Lobby

With tiled flooring, door to garden, door to Cloakroom

Cloakroom

Low level W.C., window to rear

First floor

Landing

Access to loft space, picture rail

Bedroom 1

With a range of fitted wardrobes, two radiators, two windows to front

Bedroom 2

With a range of fitted wardrobes, radiator, window to rear

Bedroom 3

Airing cupboard housing foam clad hot water cylinder, picture rail, window to rear

Bathroom

White suite comprising panelled bath, wash hand basin, part tiled walls, access to loft space, radiator/heated towel rail, window to side

Front garden/parking

A driveway provides parking

Car port

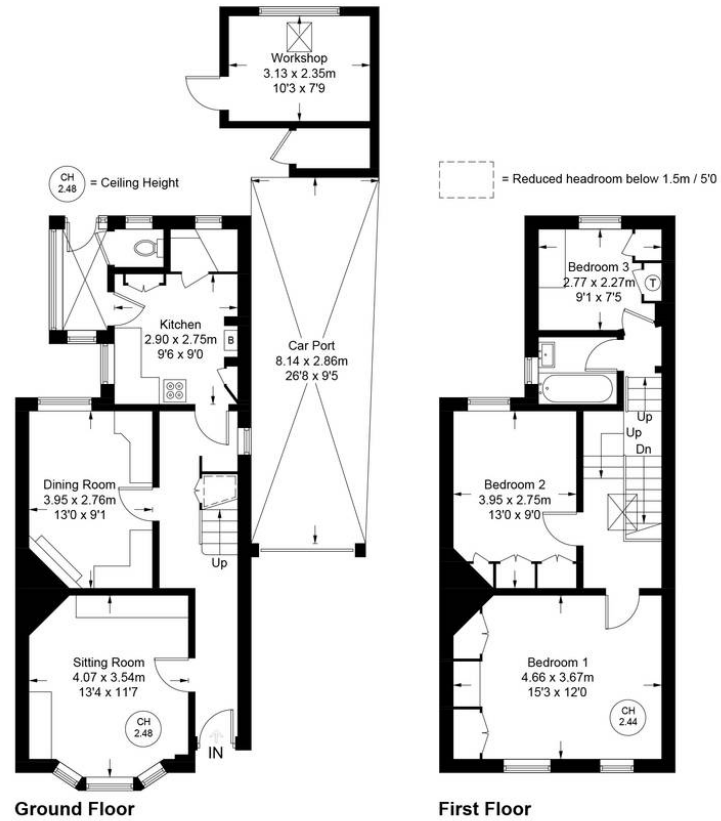
With roller door

Rear garden

An area of patio leads to the remainder of garden. There is a timber shed/workshop and all is enclosed by panelled fencing. The garden extends to 79' x 26'.



Approximate Gross Internal Area
 Ground Floor = 50.2 sq m / 540 sq ft
 First Floor = 47.2 sq m / 508 sq ft
 Workshop / External Storage = 8.9 sq m / 96 sq ft
 (Excluding Car Port)
 Total = 106.3 sq m / 1144 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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