



WOODBURY
COTTAGES
PRIVATE
DRIVE

WOODBURY COTTAGES, BOURNE END
PRICE: £515,000 FREEHOLD

am ANDREW
MILSOM

**2 WOODBURY COTTAGES
CORES END ROAD
BOURNE END
BUCKS SL8 5HH**

PRICE: £515,000 FREEHOLD

NO ABOVE CHAIN

A pretty two-bedroom brick and flint semi detached home with garage and two parking spaces walking distance of Bourne End Village

**FRONT AND REAR GARDENS INCLUDING
EXTRA OPEN LAWN TO SIDE ON ENTRY
TWO DOUBLE BEDROOMS BOTH WITH
ENSUITE FACILITIES & WARDROBES
ENTRANCE HALL: CLOAKROOM
LIVING ROOM (WITH FIREPLACE) OPENING
TO DINING AREA: KITCHEN WITH
APPLIANCES: GAS CENTRAL HEATING TO
RADIATORS: GARAGE & TWO PARKING
SPACES: CONVENIENT SETTING**

TO BE SOLD A most attractive brick and flint semi detached cottage-style modern home with attractive wall enclosed garden, garage and two parking spaces. The property is well presented and designed with ample bright living space on the ground floor and two double bedroom suites upstairs. The property is situated approximately quarter of a mile from Bourne End village centre which provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station.

The accommodation comprises:

Part glazed front door to **ENTRANCE PORCH** with door to inner hallway and to

CLOAKROOM with suite comprising low level w.c., wash hand basin with cupboard below, window.

HALLWAY with cloaks cupboard and understairs utility cupboard with space and plumbing for washing machine and space for tumble dryer, stairs to first floor.



LIVING ROOM An attractive bright living space with fireplace, aspect to front and opening to dining room.



DINING ROOM with door to kitchen and double doors to garden



KITCHEN fitted with a range of painted base and eye level units with granite work surfaces incorporating a 1½ bowl single drainer sink unit, ceramic hob with oven below and extractor hood over, integrated fridge/freezer and dishwasher, tiled floor, rear aspect window, wall mounted gas fired heating boiler.

FIRST FLOOR

LANDING Access to loft space, airing cupboard.



BEDROOM ONE A front aspect room, double built-in wardrobe, radiator. Door to:



ENSUITE BATHROOM White suite comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls, window.



ENSUITE SHOWER ROOM Refitted white suite comprising a tiled and glazed shower cubicle, pedestal wash hand basin, low level wc, window.

OUTSIDE

To the **FRONT** of the property is an enclosed private area of lawned garden with shrubs and pathway to front door. The property also owns the lawned strip of land to the right of the drive as one enters the close.



The **REAR GARDEN** is mainly laid to lawn with shrub borders and features a paved patio accessed from the dining room. The boundary features panelled fencing to the left side and a curving wall to the right side and rear. There is a side gate for access to the garage and parking spaces.

GARAGE with electric up and over door (light & power) with parking space in front of the garage and a further parking space.

EPC Rating D Council Tax Band D
Our Ref: BOU 215

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666.

DIRECTIONS From our Bourne End office in The Parade turn right and at the mini-roundabout turn left into Cores End Road. Continue for approximately quarter of a mile and Woodbury Cottages will be found in a small private cul de sac on the left hand side. Number 2 is the right hand of two semi-detached properties facing you. Please park in the first allocated space on the right hand side.



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 will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



BEDROOM TWO A rear aspect room with double built-in wardrobe, radiator. Door to:

Approximate Area = 908 sq ft / 84 sq m

For identification only - Not to scale

