



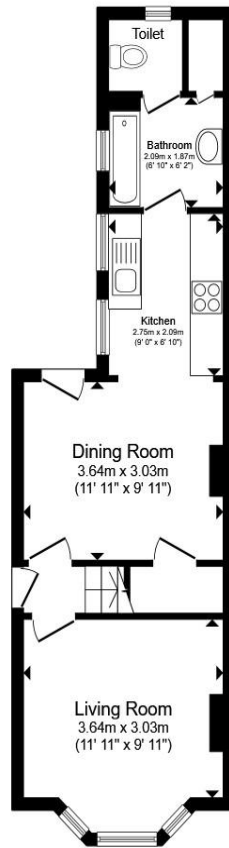
Fern Cottages, Cores End Road, Bourne End, SL8 5HX

welcome to

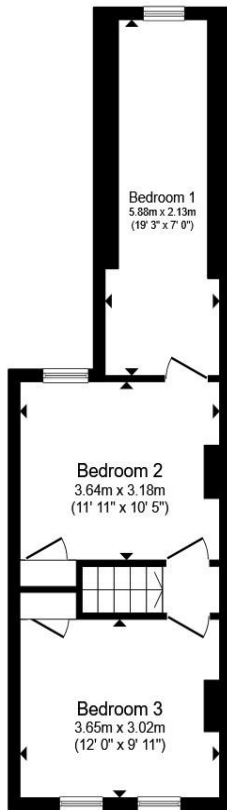
2 Fern Cottages Cores End Road, Bourne End

Nestled on Cores End Road this beautifully presented three-bedroom semi-detached home has been fully renovated, offering stylish and comfortable living spaces throughout. Set in a tranquil location, a unique lifestyle opportunity with the picturesque River Wye flowing at the end of a generous garden. Inside, find a bright and spacious interior with tasteful modern finishes. The well-proportioned lounge & dining areas are ideal for family life & entertaining. A downstairs bathroom adds convenience, while the kitchen is both stylish & functional, connecting to the garden for easy indoor-outdoor living. The property has also been fully rewired, benefits from new windows & a new driveway.

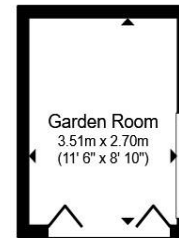




Ground Floor



First Floor



Garden Room

AGENTS NOTES "Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Total floor area 87.6 m² (943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

2 Fern Cottages Cores End Road, Bourne End

- BEAUTIFUL CHARACTER COTTAGE
- THREE BEDROOMS
- IMMACULATELY PRESENTED
- DRIVEWAY
- HIGHLY SOUGHT AFTER VILLAGE
- NO CHAIN
- EV CHARGER
- LARGE REAR GARDEN WITH OUT HOUSE

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£580,000



A standout feature is the versatile garden room, complete with electrics & heating, making it an ideal home office or studio with views over the River Wye. There is also excellent potential for a loft conversion, allowing additional living space.

Outside, the driveway provides off-road parking, while the generous rear garden leads directly to the banks of the River Wye—a true rarity. The peaceful setting is complemented by a friendly community atmosphere, excellent local amenities, sought-after schools, & scenic riverside walks.

Cores End Road is perfectly positioned to enjoy the best of both countryside and town living, with nearby market towns, charming riverside pubs, & convenient commuter links.

This exceptional home is offers an outstanding opportunity for those seeking modern living with a serene riverside backdrop.



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/BRH108210



Property Ref:
BRH108210 - 0008

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.

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