

# HUNT & NASH

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# 4 Springdale Cottages, Hedsor Road, Bourne End Buckinghamshire SL8 5BU

**TWO DOUBLE BEDROOMS: TWO RECEPTION ROOMS  
SHOWER ROOM: CLOAKROOM: KITCHEN  
IN NEED OF UPDATING: NO ONWARD CHAIN  
POPULAR LOCATION: MATURE REAR GARDEN  
COUNCIL TAX BAND D: EPC RATING D  
BACKING ON TO HOLLANDS FARM**



Offered for sale with no onward chain, this attractive terraced cottage is located in a popular road towards the edge of the village, backing on to farmland.

The ground floor accommodation comprises of an entrance porch leading to a sitting room with an open fire. There is a separate dining room leading through to the kitchen and off the kitchen is a cloakroom and access to the rear garden.

The property is in need of updating throughout and on the first floor there are two double bedrooms and a shower room. The shower room is currently accessed via the rear bedroom.

To the front of the property is a small walled front garden and some of the neighbouring properties have removed the wall to create off road parking. The rear garden is mainly lawn with mature flower and shrub borders. There is a paved patio adjacent to the rear of the property and at the far end of the garden is a hard standing for a garden shed/summerhouse.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

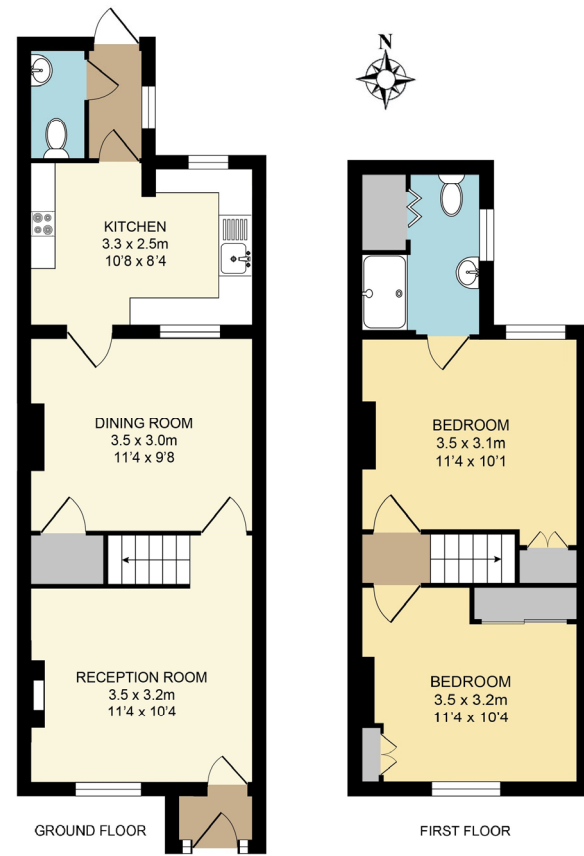
## **GUIDE PRICE . . . £395,000 . . . FREEHOLD**

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment

Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



12 The Parade, Bourne End SL8 5SY  
bourneend@huntandnash.co.uk



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