

HUNT & NASH

Est. 1938

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Rosebery, Cores End Road, Bourne End Buckinghamshire SL8 5AL

**BEAUTIFUL SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
TWO ELEGANT RECEPTION ROOMS WITH HIGH CEILINGS
LARGE KITCHEN/BREAKFAST ROOM: RE FITTED GROUND FLOOR SHOWER ROOM
FOUR DOUBLE BEDROOMS: LUXURIOUS FAMILY BATHROOM: NEW ELECTRICS
ADDITIONAL STORAGE ROOM: DELIGHTFUL REAR GARDEN: NEW CENTRAL HEATING
HOME OFFICE/SUMMERHOUSE: NEW CARPETS: NO ONWARD CHAIN
EPC RATING E: COUNCIL TAX BAND E**



Having been recently refurbished and redecorated throughout, this stunning family home is presented to the market in superb condition offering spacious accommodation arranged over three floors, in an ideal location, within a short level walk of the village centre.

A welcoming entrance hall has doors either side to two elegant reception rooms. The age of the property dictates generous ceiling height and there is a log burner in the living room at the front of the property. Both reception rooms have stripped and polished wooden floors. Off the second reception room is a large fitted kitchen/breakfast room with an extensive range of cupboards and drawers. There is a re fitted ground floor shower room and access to the rear garden.

On the first floor there are two double bedrooms including the master bedroom with fitted wardrobes and a painted wooden floor. The family bathroom is a stunning room with a central free standing roll top bath, a hi flush WC, pedestal wash hand basin and walk in shower.

On the second floor there are two further double bedrooms and an additional room with restricted headroom that would make an ideal storage room/loft space.

The rear garden is well maintained with paved patio areas and a wooden summerhouse/home office at the far end.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington (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

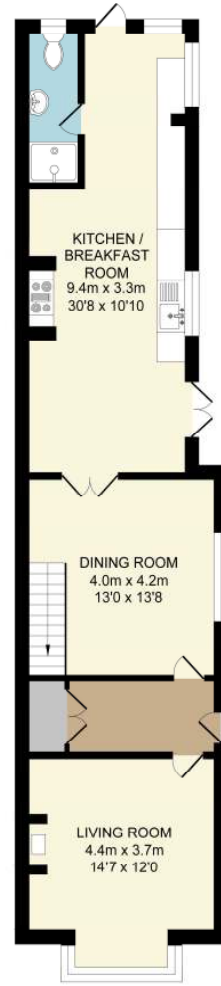
Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

GUIDE PRICE . . . £725,000 . . . FREEHOLD

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

Viewing By Appointment
Tel: 01628 522568

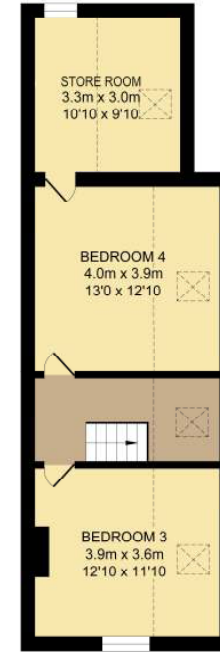
Viewing By Appointment
Email: bourneend@huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL APPROX. FLOOR AREA 170.0 SQ.M. (1830 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. Not to scale. www.huntandnash.co.uk





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