



8 MOUNT PLEASANT COTTAGES, BOURNE END
PRICE: £475,000 FREEHOLD

am ANDREW
MILSOM

**8 MOUNT PLEASANT COTTAGES
CORES END ROAD
BOURNE END
BUCKS SL8 5AN**

PRICE: £475,000 FREEHOLD

A spacious two bedroom end of terrace Victorian home within a level walk of Bourne End village centre and train station.

**GOOD SIZED PRIVATE REAR GARDEN:
TWO DOUBLE BEDROOMS: LIVING ROOM:
OPEN PLAN KITCHEN/DINING ROOM:
UTILITY ROOM: GROUND FLOOR SHOWER
ROOM: FIRST FLOOR BATHROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING. POTENTIAL FOR
EXTENSION, SUBJECT TO THE USUAL
CONSENTS.**

TO BE SOLD: this two bedroom character property has been extended and improved by the current owner to provide such features as a superb open plan kitchen/dining space, ground floor shower room, living room, utility room, two double bedrooms and first floor bathroom. Outside the property boasts a large rear garden which sides onto woodland with gated side access to the front and also offers extension potential, subject to the usual consents. The property is within a level walk of Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Timber front door to **ENTRANCE HALL** radiator, light funnel, cupboard housing meters, stairs to First Floor Landing and tiled flooring.

SHOWER ROOM comprising low level w.c., wall mounted basin with storage under, enclosed shower cubicle with dual head wall mounted shower unit, double glazed frosted window, heated towel rail, part tiled walls and tiled floor.



LIVING ROOM double glazed bay window to front, exposed timber floor boards, coved ceiling, television aerial point, open fire with tiled surround and timber mantel, radiator.



OPEN PLAN KITCHEN/DINING ROOM



Kitchen refitted with a range of wall and base units, integrated freezer, electric hob and electric double oven, stainless steel one and a quarter sinks and drainer, integrated dishwasher, double glazed window to rear, double glazed door opening to rear garden, tiled flooring.



Dining Area double glazed window to rear, radiator, breakfast bar, fitted storage cupboard and tiled floor.

UTILITY ROOM integrated fridge freezer, space and plumbing for washing machine and tumble dryer, double glazed windows to side and rear, radiator.

FIRST FLOOR



BEDROOM ONE double glazed window to rear, radiator, exposed timber floor boards, door to



BATHROOM white suite comprising panel bath with mixer tap and wall mounted shower unit, enclosed low level w.c., vanity unit with sink over and storage under, fitted cabinet with mirror, heated towel rail, double glazed window to rear, part tiled walls and tiled floor.



BEDROOM TWO double glazed window to front, radiator, exposed timber floor boards, fitted hanging storage, separate fitted wardrobe, television aerial point and access into loft space.

OUTSIDE

TO THE FRONT the garden mainly laid to shingle with access path to the front of the property and timber gate opening onto side access.



THE REAR GARDEN which is tiered in sections with an area of paved patio to the rear of the property leading to an area of flower beds with mature shrubs, crazy paved pathway leading to a further section which is laid to shingle with timber storage shed to rear, wire fence surround, timber fence and gate into side access and woodland.



VIEWING: Please arrange a visit by contacting us on **01628 522 666** or bourneend@andrewmilsom.co.uk

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Follow this road along where the subject property will be found after a short distance on the left hand side opposite the turning for Furlong Road.

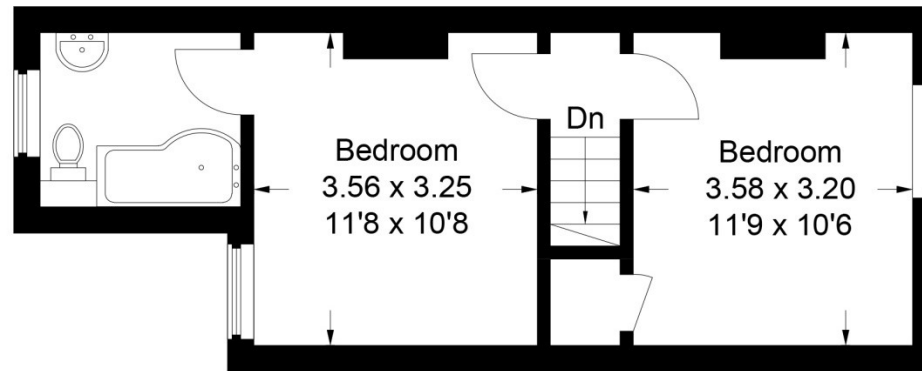
Ref: BOU0080922 **EPC BAND: TBC**
COUNCIL TAX BAND: D

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.

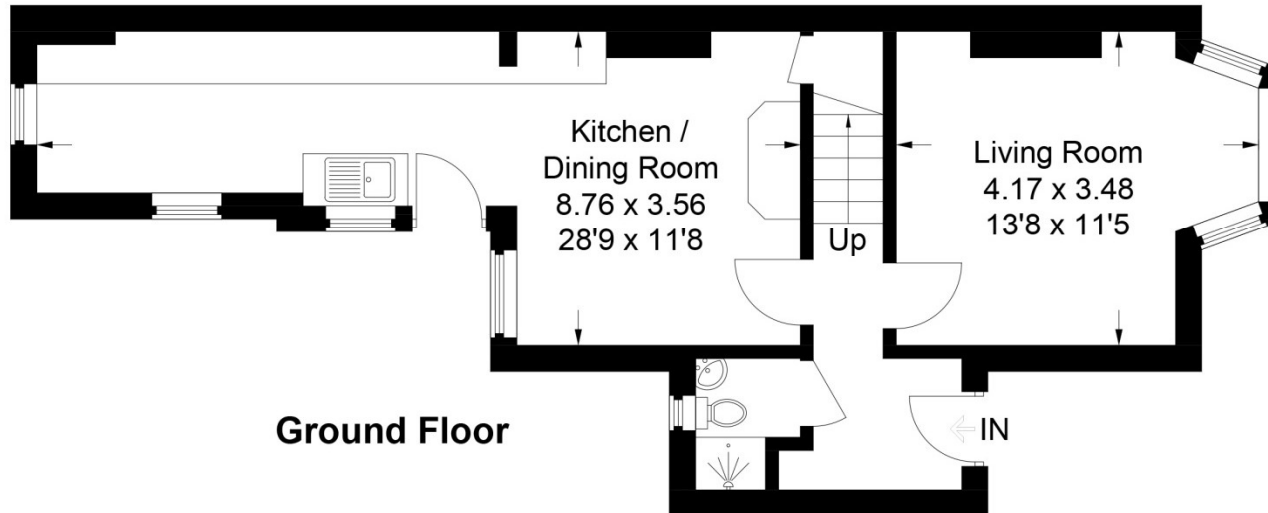
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
Ground Floor = 44.6 sq m / 480 sq ft
First Floor = 32.1 sq m / 345 sq ft
Total = 76.7 sq m / 825 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Andrew Milsom