



**8 FROGMILL SPINNEY**  
**PRICE: £379,950 FREEHOLD**

**am** ANDREW  
MILSON



**8 FROGMILL SPINNEY  
HURLEY  
BERKSHIRE  
SL6 5NN**

**PRICE: £379,950**

A rare opportunity to purchase a spacious, fully modernised, park home on the very sought after Hurley Riverside Park a few metres from the River Thames offering two bedroom accommodation with private gardens and parking.

**VERY PRIVATE PAVED AND GRASSED GARDEN AREAS TO FRONT SIDE AND REAR WITH PARKING TO FRONT:  
TWO BEDROOMS: SHOWER ROOM:  
GOOD SIZED LIVING ROOM: DINING ROOM: KITCHEN AND UTILITY AREA:  
OIL FIRED CENTRAL HEATING:  
DOUBLE GLAZING:  
QUIET LOCATION: CLOSE TO RIVER:  
OVER 40's ONLY: PETS ALLOWED.**

**TO BE SOLD:** Frogmill Spinney is a small well established park home development on the well known Hurley Riverside Park development which runs along the side of the River Thames to the west of Hurley Village. This detached park home bungalow has been refurbished by the current owner and offers light and airy accommodation with two bedrooms, a good sized lounge, dining room, modern kitchen and bathroom and a utility/study area. There are two parking spaces at the front of the property but visitor parking is also available. Landscaped and paved gardens wrap around the bungalow and are fenced all round giving a high degree of privacy.

The rear access gate is a few paces from the River Thames tow path. Hurley Village is nearby with a local shop and a couple of pubs and the riverside towns of Marlow and Henley are both a short drive away. There are beautiful riverside and country walks on the doorstep.

Accommodation in detail.

Gravelled parking space for two vehicles with slate steps up to hardwood stable door to:

**ENTRANCE HALL:** Wood laminate flooring, downlights



**KITCHEN:** range of Howdens grey fronted fitted kitchen units comprising cupboards and drawers with solid wood work tops, double bowl butler enamel butler sinks, shelving, electric

cooker, tiled splash backs, two radiators, downlights, double glazed window to and double glazed casement doors to rear garden, open plan with:



**DINING ROOM:** double aspect with double glazed windows to front and rear, radiator, wood laminate flooring.

**UTILITY/STUDY AREA:** Floor cupboards with work top, full height broom cupboard and pull out larder, plumbing for washing machine, wood laminate flooring, downlights,

**INNER LOBBY:** Radiator and downlights.



**LIVING ROOM:** Two large double glazed bay windows, downlights, wood laminate flooring, tv point, wall uplights,



**BEDROOM 1:** Double glazed window to rear, radiator

**BEDROOM 2:** Double glazed window to rear, radiator.



**SHOWER ROOM:** Large shower cubicle with Aquilisa shower unit, low W.C., wash basin with vanity cupboard under, double glazed window to front, chromium heated towel rail, tiled floor.

**OUTSIDE: To the front** is a gravelled parking space for two cars and a fence behind which is the front garden chiefly laid to lawn with shrub beds and fencing, access to **side garden** paved and gravelled with a garden shed and oil fired central heating boiler, fencing, stepping down to **rear garden** paved with large pergola seating area, fenced with gate to rear, raised flower and shrub beds, ornamental pond.



**SERVICE/RENT CHARGE:** Currently £2,799 per annum

**AC00003059 EPC BAND: D**

**COUNCIL TAX BAND: A**

**VIEWING.** Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

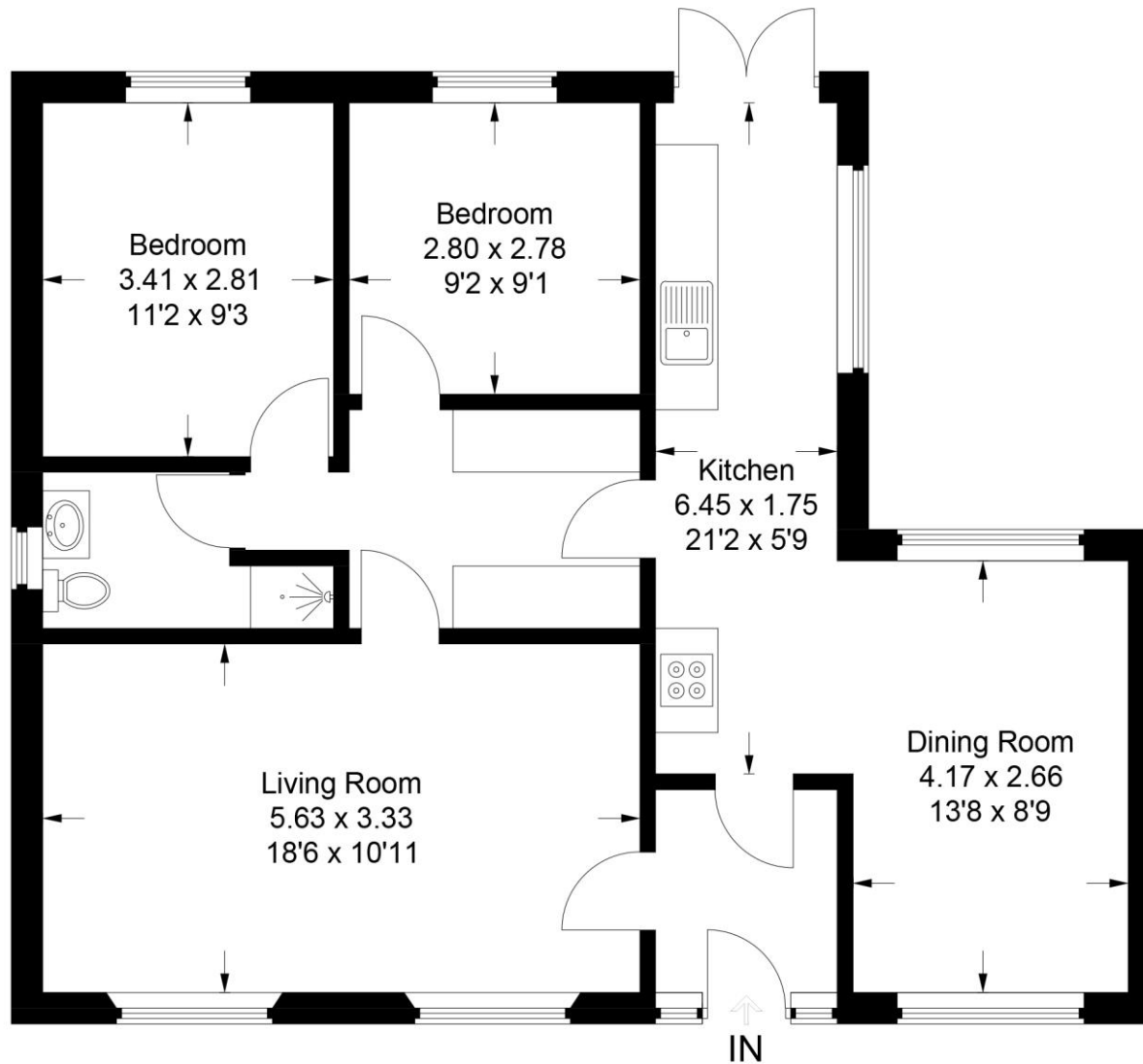
**DIRECTIONS :** From the Henley Road A4130 turn into Shepherds Lane, west of Hurley High Street, and follow directions to SL6 5NN

**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 = 77.4 sq m / 833 sq ft



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.

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