



April Cottage, 14 Abbey Road, Bourne End, Buckinghamshire, SL8 5NZ



## Property Features

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- Character property
- Quiet private road
- Close to town centre and train station
- 3 Large double bedrooms
- Secluded garden
- Easy access to transport links
- Garden room
- Driveway
- Off road parking for 3 plus cars
- Lovely river walks

## Full Description

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April Cottage is a beautiful 3 double bedroom character semi detached house in a sought-after location in Bourne End. Offering a generous living space, a fitted kitchen, a family bathroom, and a private rear garden. Benefiting from a driveway and close to local amenities, schools, and transport links.

This property is a superb opportunity for families or professionals looking for a spacious and comfortable home in a desirable area. The ground floor comprises of a bright and airy living room with a feature fireplace, a dining hall, modern fitted kitchen with integrated appliances and ample storage space leading to a bright breakfast/sitting room with double doors leading to the private, secluded garden.

The first floor offers two well-proportioned double bedrooms with fitted wardrobes, and a family bathroom with a shower over the bath. Stairs leading to the third double bedroom on the second floor with built in wardrobe and additional eaves storage.

Outside the property boasts a secluded, low maintenance garden perfect for outdoor entertaining with the added bonus of a garden room which could be used as additional living space or a home office. To the front there is a gravel driveway with parking for several cars.

The property is situated in a quiet private road in Bourne End, a popular village on the banks of the River Thames. The village offers a range of shops, pubs, restaurants, as well as a railway station with direct links to London and Reading. The property is also within easy reach of the M40 and M4 motorways, and the A404 for access to High Wycombe, Maidenhead and Marlow. It is in the catchment area for several excellent schools, including the prestigious local grammar schools, Bourne End Academy, Claytons Primary School, and St Paul's CofE Primary School.











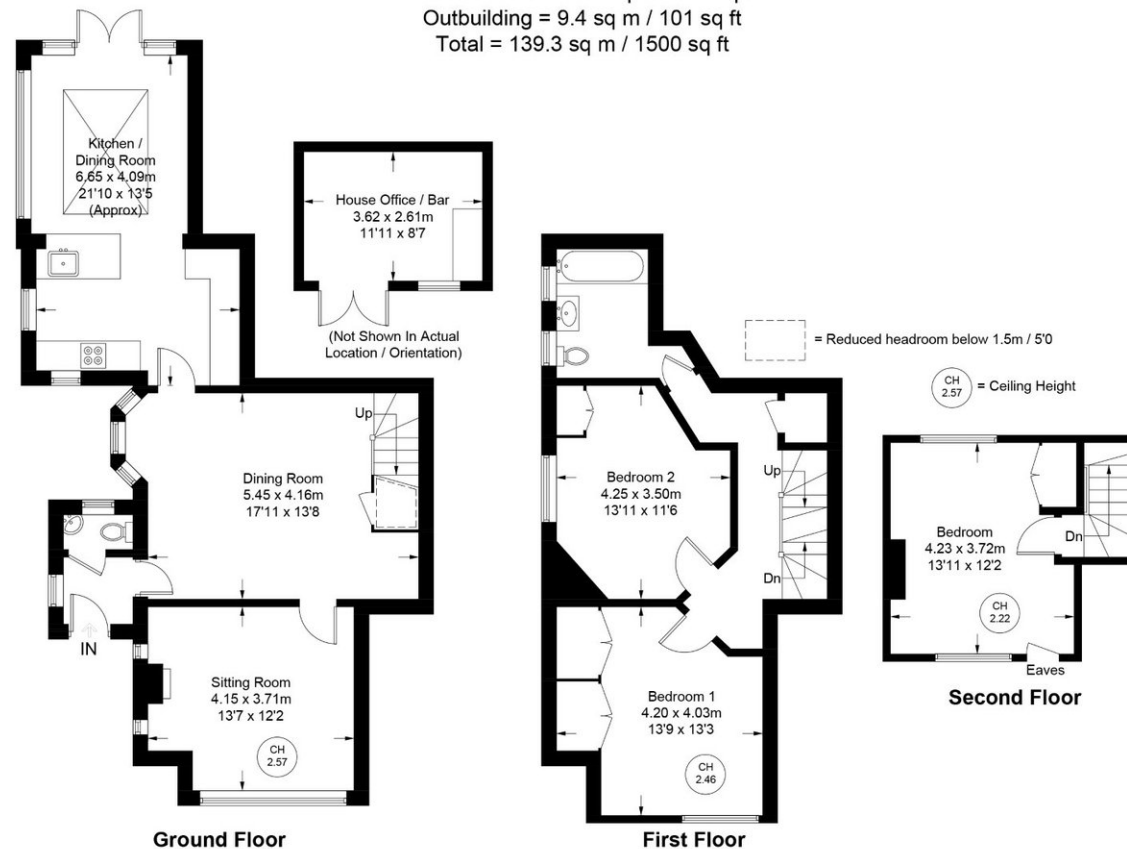






## Abbey Road, Bourne End

Approximate Gross Internal Area  
 Ground Floor = 65.7 sq m / 707 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Second Floor = 18.5 sq m / 199 sq ft  
 Outbuilding = 9.4 sq m / 101 sq ft  
 Total = 139.3 sq m / 1500 sq ft



Floor Plan produced for Kingshills.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements