



bonners & babingtons

Hurley



**Honey Lane
Hurley
Maidenhead
Berkshire
SL6 6RH**

- Tenure: Freehold
- Guide Price: £700,000
- Local Authority: WMBC
- EPC Rating: TBC
- Council Tax Band Band E



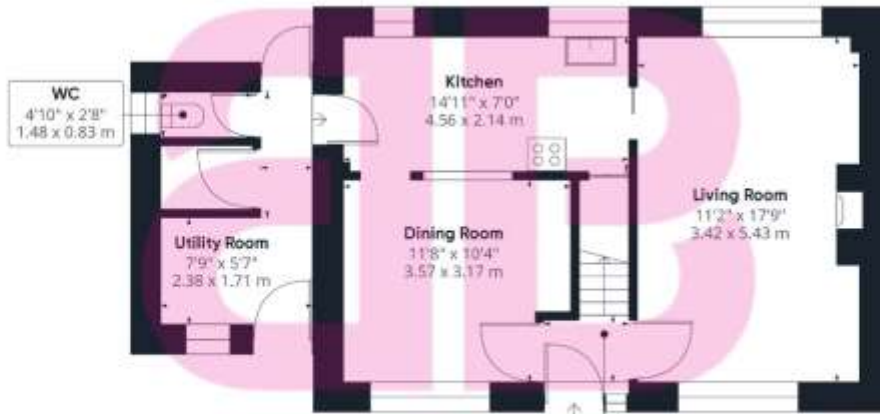
This delightful three bedroom semi detached home positioned in an idyllic rural location on the Hurley / Burchetts Green borders. Situated on a large garden plot and offering significant room to extend (STPP) this has to be one of the most potential filled properties on the market right now!

With the ground floor accommodation comprising, living room, dining room, kitchen, cloakroom and utility room, the first floor offers three good sized bedrooms and a family bathroom. Requiring some cosmetic updating this house is a rare opportunity to create and significant family home in a quiet and secluded rural location but only 10 minutes from Marlow / Maidenhead or Henley. Offered to the market with no onward chain we anticipate this property will be very, very popular so dont delay and call us today!! Burchetts Green is a charming village with a thriving community, an outstanding C of E school for 4-7 year olds and The Crown, a Michelin starred restaurant. The M40 is easily accessible via the Marlow bypass (A404). There is a fast regular rail service to Paddington from Maidenhead Station. The nearby M4 provides direct road access to London. There are many fine houses in the village plus the lovely Grade I listed Hall Place. The Forestry Commission land close to Ashley Hill is also nearby. The property therefore has easy access to about 1,000 acres of attractive well managed countryside locally good for walking, cycling and riding. The pretty Thameside towns of Marlow and Henley are close at

hand each offering an array of top-quality shops, restaurants and pubs. Ascot, Windsor and Eton are a short drive away.

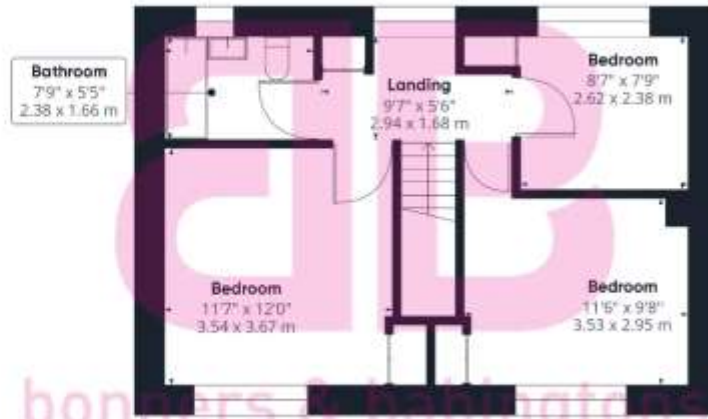
There are outstanding state schools nearby including grammar schools in Marlow and Reading. Well known independent schools are also readily accessible including Lambrook Pre and Prep Schools.





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Ground Floor



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Floor 1



Approximate total area⁽¹⁾

982.53 ft²
91.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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