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ESTATE AGENTS

26A Roman Way, Bourne End, SL8 5LJ



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**Offers in the region of £479,950**

A recently constructed three bedroom, two bathroom, end-of-terraced home situated in a the popular village of Bourne End. This fine home is being sold with the added benefit of no onward chain.

## Description

Upon entering the property through the front door, you're greeted by a central hallway with stairs to the left and a cloakroom straight ahead. To the right, you'll find a contemporary kitchen and dining area featuring stylish countertops, an integrated dishwasher, washing machine, fridge freezer, five-ring gas hob, and an oven with a grill. The kitchen leads into a sitting room with bi-fold doors that open onto a spectacular rear garden.

The first floor includes three bedrooms and two bathrooms.

The property features both front and rear gardens, with the rear garden beautifully landscaped with porcelain tiles, raised flower beds, and an easy-maintenance artificial turf area.

Further features include under floor heating to the ground floor, block paved driveway for three cars, and UPVC double glazing throughout.



## Situation

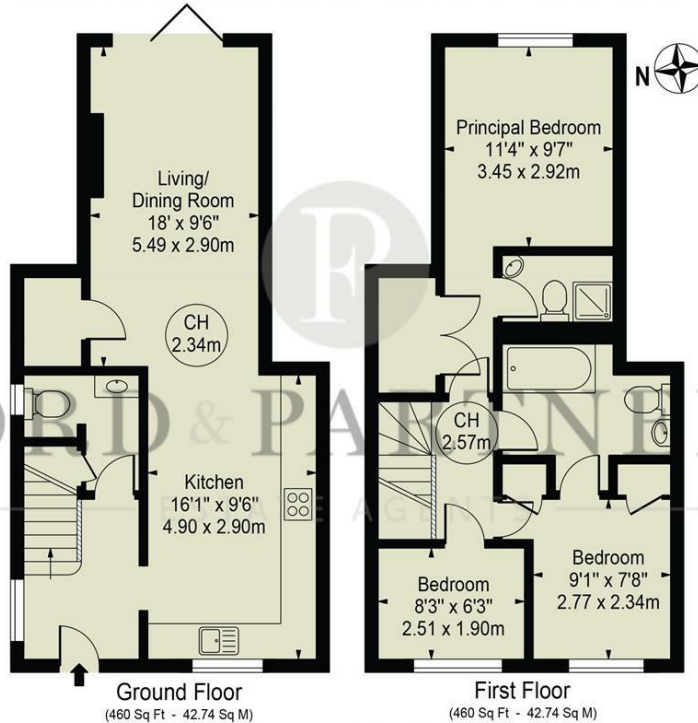
The property is located within walking distance of Bourne End village centre and the River Thames. The village offers a selection of shops, services and local schooling. For the commuter the M4 and M40 Motorways are easily accessible, via the Marlow bypass (A404), at Maidenhead and High Wycombe respectively. The railway station is within a short walk, which connects via Maidenhead to London Paddington. The village of Cookham is within a few minutes' drive, and a pleasant walk along the Thames towpath, the larger Thames Riverside town of Marlow is also close by.



# Floor Plans

## Roman Way

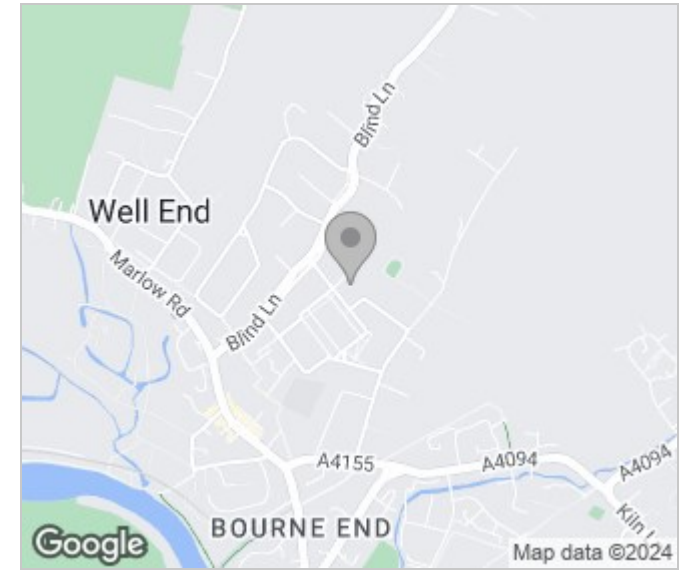
Approx. Gross Internal Area 920 Sq Ft - 85.47 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	