



ROMAN WAY, BOURNE END
PRICE: £499,950 FREEHOLD

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MILSOM

**26A ROMAN WAY
BOURNE END
BUCKS SL8 5LL**

PRICE: £499,950 FREEHOLD

A recently constructed three bedroom end of terrace home providing contemporary living accommodation worthy of an internal inspection.

60FT REAR GARDEN

MAIN BEDROOM WITH ENSUITE SHOWER ROOM

TWO FURTHER BEDROOMS

'JACK AND JILL' BATHROOM

ENTRANCE HALL • CLOAKROOM

OPEN PLAN LIVING ROOM AND KITCHEN

DRIVEWAY PARKING

**UNDERFLOOR HEATING AND
GAS CENTRAL HEATING TO RADIATORS**

DOUBLE GLAZING

TO BE SOLD A rare opportunity to purchase this recently constructed end of terrace home that provides well planned light and airy living accommodation recommended for an internal inspection. This property includes such features as a main bedroom with ensuite shower room, 'Jack and Jill' bathroom to bedroom two, a good size open plan living room and kitchen, driveway parking, underfloor heating to the whole of the ground floor and gas central heating to the first floor. Roman Way is located within close proximity of Bourne End village centre which provides a wide range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** stairs to first floor landing.

CLOAKROOM White suite comprising low level w.c. and pedestal wash hand basin.

OPEN PLAN LIVING ROOM AND KITCHEN

LIVING ROOM 18'0 x 9'6 (5.49 x 2.90m) A rear aspect room with bi folding doors leading out to the rear garden, underfloor heating, engineered oak flooring.



KITCHEN 16'1 x 9'6 (4.90 x 2.90m) Fitted with a range of high gloss floor and wall units, ample work surface space, tall cupboard housing oven and grill, integrated fridge/freezer, dishwasher and washing machine, engineered oak flooring, under floor heating, front aspect double glazed window.



FIRST FLOOR

LANDING Side aspect double glazed frosted window, door to 'Jack and Jill' bathroom.

BEDROOM ONE 11'4 x 9'7 excluding recess (3.45 x 2.92m) A rear aspect room with double glazed window, radiator, double wardrobe.



ENSUITE SHOWER ROOM White suite comprising double sized tile and glazed shower cubicle, pedestal wash hand basin, low level w.c., fully tiled walls and floor with underfloor heating.



BEDROOM TWO 9'8 x 9'1 (2.95 x 2.77m) A front aspect room with double glazed window, built-in wardrobe, radiator, door to 'Jack and Jill' bathroom.

BEDROOM THREE 6'3 x 5'10 (1.91 x 1.78m) A front aspect room with double glazed window, radiator.



JACK AND JILL BATHROOM White suite comprising enclosed panel bath, pedestal wash hand basin, low level w.c., fully tiled walls and floor with underfloor heating.

OUTSIDE

To the **FRONT** of the property is a block paved driveway providing off road parking and to **THE REAR** the garden measures approximately 60ft in length with panel fence surround and a paved patio area.



EPC BAND B

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 and furnishings.

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.

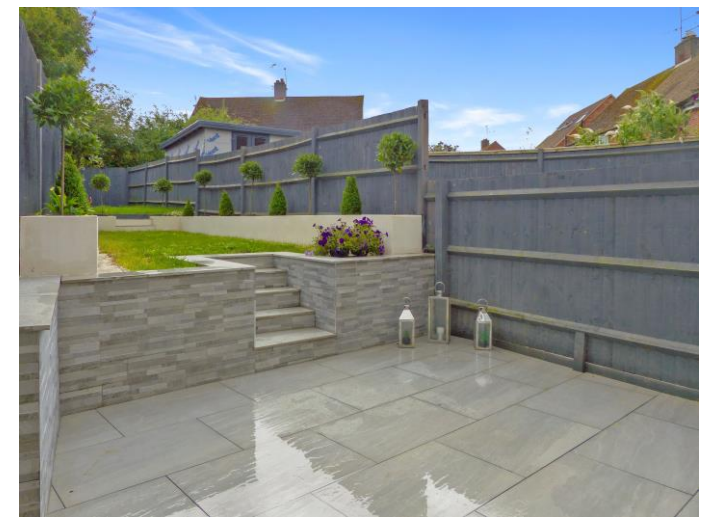
DIRECTIONS From our Bourne End office in The Parade turn left and continue through the village taking the next turning right into Blind Lane. Proceed up the hill and opposite the park turn right into Waborne Road where the subject property can be found after a short distance on the left hand side.

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

REF TMD

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 = 42.8 sq m / 461 sq ft
First Floor = 42.4 sq m / 456 sq ft
Total = 85.2 sq m / 917 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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