



FIELD HOUSE, FURLONG ROAD, BOURNE END
PRICE: £795,000 FREEHOLD

am ANDREW
MILSOM

**FIELD HOUSE
FURLONG ROAD
BOURNE END
BUCKS SL8 5AG**

PRICE: £795,000 FREEHOLD

An immaculate contemporary-style three bedroom detached home with modest size garden a short walk from Bourne End village centre.

**ENCLOSED LANDSCAPED GARDEN
IMPRESSIVE MASTER BEDROOM SUITE
TWO FURTHER DOUBLE BEDROOMS
FAMILY BATHROOM: HALL WITH
UTILITY/STORAGE & CLOAKROOM
SUPERB OPEN PLAN KITCHEN/DINING
ROOM OPENING TO LIVING ROOM WITH
DOORS TO GARDEN: GAS CENTRAL
HEATING WITH UNDERFLOOR HEATING
TO GROUND FLOOR: CARPORT: FURTHER
PARKING SPACE: NO ABOVE CHAIN.**

TO BE SOLD: This exceptional three year old detached three bedroom house enjoys a contemporary open plan design on the ground floor (with under floor heating) with interlinking kitchen, dining and living areas connecting to the garden. The kitchen is superbly fitted with integrated appliances and stone worktops and the light dual aspect living room gives access to the garden. There is ample storage in the spacious hall as well as a cloakroom. On the first floor there are three double bedrooms with en suite shower room to an impressive Master Bedroom and family bathroom. Outside the landscaped gardens are modest in size to rear and side with decking, lawn and paved areas providing a pleasant outside space. There is a spacious car port and further allocated parking.

The Thameside village of Bourne End offers a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line

railway station linking via Maidenhead to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

Front door to **ENTRANCE HALL** with staircase to first floor, utility cupboard with space and plumbing for washing machine & tumble dryer over. Boiler cupboard housing gas fired boiler.

CLOAKROOM with wash hand basin and wc.



KITCHEN/DINING ROOM a delightful bright room with light gloss kitchen units, ample stone worktops and fully integrated appliances. This lovely kitchen/dining space opens to the living room.



LIVING ROOM a bright dual aspect living area with access to and aspect over the garden.

FIRST FLOOR with landing



MASTER BEDROOM with aspect to front and rear and a range of built in wardrobe cupboards.

EN SUITE SHOWER ROOM with attractive suite of double shower, vanity wash basin, low level wc, heated towel rail.



EN SUITE SHOWER ROOM with attractive suite of double shower , vanity wash basin with cupboard, low level wc, heated towel rail.



BEDROOM TWO with wardrobe cupboards

BEDROOM THREE with wardrobe cupboards

BATHROOM a white suite of bath with wall mounted shower and screen, vanity hand basin with cupboard below, wc, heated towel rail.



OUTSIDE

TO THE FRONT there is a spacious **CAR PORT** and allocated parking space to the side of the house.



THE REAR GARDEN is a pleasant feature of the property with good sized paved decking and paved areas and lawn to the side and rear with shrub borders and close boarded fencing.

VIEWING: Please arrange a visit by contacting us on 01628 522666

DIRECTIONS: From our office in Bourne End proceed towards Wooburn Green on the Cores End Road and turn first right into Furlong Road. Field House will then be found as the second house on the right hand side as number 69.

Ref: BOU 2364

EPC BAND: B COUNCIL TAX BAND: F

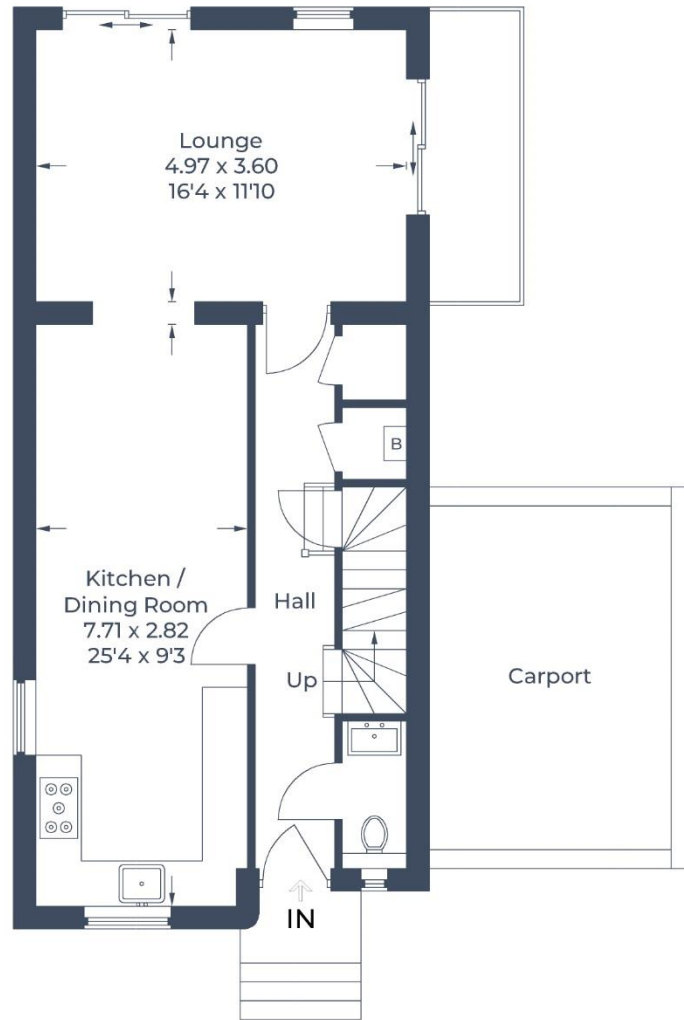
MONEY LAUNDERING REGULATIONS:

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.

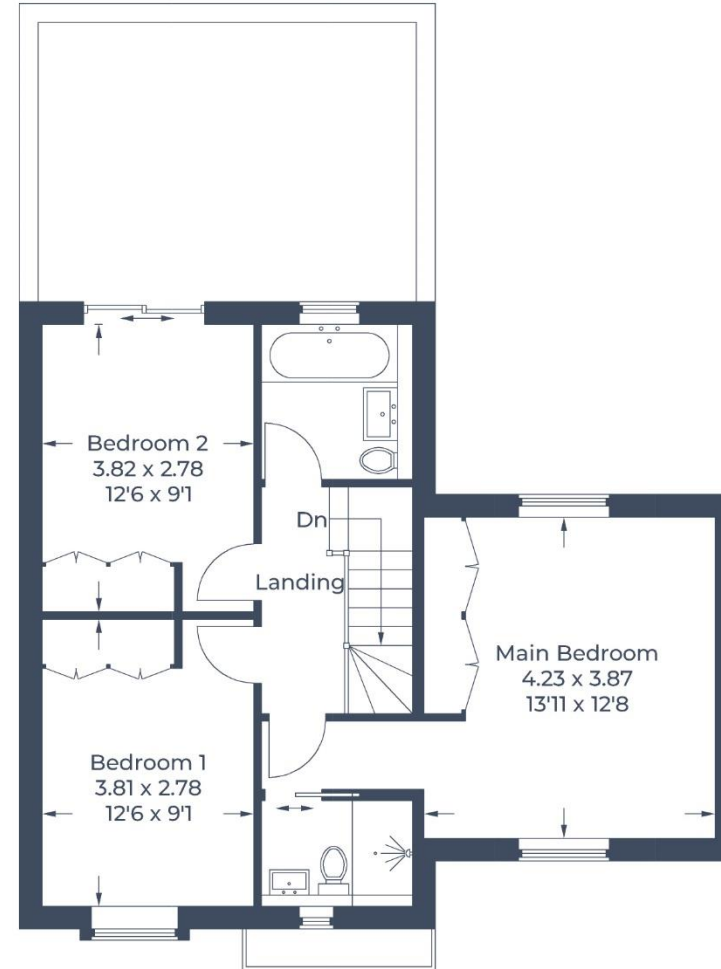
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area
Ground Floor = 56.4 sq m / 607 sq ft
First Floor = 55.0 sq m / 592 sq ft
Total = 111.4 sq m / 1,199 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Andrew Milsom