



**53 FURLONG ROAD, BOURNE END**  
**GUIDE PRICE: £575,000 FREEHOLD**

**am** ANDREW  
MILSON



**53 FURLONG ROAD  
BOURNE END  
BUCKS SL8 5AG**

**GUIDE PRICE: £575,000 FREEHOLD**

A three bedroom turn of the last century detached home requiring complete modernisation situated on an established road within walking distance of village amenities.

**GOOD SIZED REAR GARDEN  
THREE BEDROOMS: GROUND FLOOR  
BATHROOM: ENTRANCE HALL  
THROUGH LIVING/DINING ROOM  
KITCHEN: UTILITY AREA  
OUTBUILDINGS/STORES  
OFF STREET PARKING. AMPLE SCOPE FOR  
EXTENSION SUBJECT TO PLANNING  
PERMISSION: NO ONWARD CHAIN.**

**TO BE SOLD:** This bay fronted detached property is offered for sale with no onward chain and requiring total modernisation throughout. There is, we believe, potential to extend the house subject to gaining planning consent and create a delightful family home of character. The property benefits from having three good sized bedrooms, a large open plan living/dining room with fireplaces and a good sized established rear garden. The property is situated within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links 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.

The accommodation in brief comprises:

Covered Entrance with Traditional Front door to  
**ENTRANCE HALL** stairs to First Floor.



**OPEN PLAN LIVING/DINING ROOM** a spacious room with aspect to front via square bay window, windows to side, chimneys with potential for working fireplaces.



**KITCHEN** with a range of wall and base units and work tops, appliance space, sink unit, plumbing for washing machine, door utility/storage area with cupboards, door to rear porch accessing garden.



**GROUND FLOOR BATHROOM** with panel bath wash basin, low level wc, window to rear.

**FIRST FLOOR LANDING**

**CLOAKROOM** with wash basin, low level wc.

**BEDROOM ONE** a spacious room with two windows to front and wardrobe cupboards.

**BEDROOM TWO** with aspect to rear and wardrobe cupboards.

**BEDROOM THREE** aspect to side.

**OUTSIDE**

**TO THE FRONT** is a driveway providing off street parking leading to a carport area and gated access to the rear garden. There is a hedge enclosed front garden with established bushes and trees

**TO THE REAR** the good sized garden features a paved courtyard area with storage outbuildings and shed leading to a level lawned area with multiple shrubs, bushes and trees.



**REF: BOU183**

**EPC BAND: F**

**COUNCIL TAX BAND E**

**VIEWING** Please contact our Bourne End office  
[bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** using the postcode **SL8 5AG** turning right into Furlong Road from Cores End Road the subject property will be found, after a short distance, on the right hand side.

### **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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk) [www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

***Your home is at risk if you do not maintain mortgage payments or a loan secured on it.***

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.

**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 = 61.1 sq m / 658 sq ft  
First Floor = 47.2 sq m / 508 sq ft  
Outbuildings = 21.6 sq m / 232 sq ft  
Total = 129.9 sq m / 1,398 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.

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