



**FURLONG ROAD, BOURNE END**  
**PRICE: £550,000 FREEHOLD**

**am** ANDREW  
MILSOM

**15 FURLONG ROAD  
BOURNE END  
BUCKS SL8 5AE**

**PRICE: £550,000 FREEHOLD**

An attractive two-bedroom Edwardian semi-detached home having been tastefully refurbished benefiting from many attractive features worthy of an internal inspection.

**45FT REAR GARDEN  
TWO BEDROOMS  
GROUND FLOOR SHOWER ROOM  
ENTRANCE HALL  
SITTING ROOM  
DINING ROOM  
FIRST FLOOR BATHROOM WITH BATH &  
SHOWER DOUBLE GLAZING  
DRIVEWAY PARKING FOR TWO  
GAS CENTRAL HEATING**

**CONVENIENTLY LOCATED WITHIN WALKING  
DISTANCE OF BOURNE END VILLAGE CENTRE  
AND RAILWAY STATION**

**DIRECTIONS:** From our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. Continue for approximately five hundred yards turning left into Furlong Road where number 15 can be found after a short distance on the left-hand side.

**TO BE SOLD:** Dating back to 1908, an attractive two bedroom semi-detached home providing extremely well presented living accommodation with many attractive features which include an impressive kitchen/diner with navy high gloss units and fitted appliances, sitting room with bay window, shutters and fireplace, two bedrooms, refitted ground floor shower room and first floor bathroom. This property is situated within close proximity of the village centre which provides a good range of amenities for day to day needs and for the commuter access to London can be gained via the nearby M4 and

M40 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead.

The accommodation comprises:

Double glazed front door to:

**ENTRANCE HALL:** Stairs to first floor landing. Opening to:

**SITTING ROOM:** 13'0 x 11'7 (3.96m x 3.53m) A front aspect room with double glazed bay window, open wrought iron and tiled fireplace, recessed dresser units with shelving, storage, television aerial point, radiator.



**KITCHEN** 21'0 x 11'7 (6.40m x 3.53m) A stylish shaker Fitted with a range of navy blue floor and wall units, ample work surface space inset stainless steel sink unit, Smeg electric hob with stainless steel extractor fan over and electric range oven below, integrated dishwasher, washing machine, fridge/freezer, wine cooler, concealed central heating boiler, side aspect double glazed windows, grey tiled flooring door to garden and door to downstairs shower room.



**Shower Room** Refitted white suite comprising double size tiled enclosed shower Cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, radiator, tiled floor.



**DINING AREA:** Radiator, double glazed window, engineered oak flooring, under stairs storage and fireplace leading back to small hallway and sitting room



## FIRST FLOOR

**LANDING:** Access to loft space.



**BEDROOM ONE:** 11'11 x 11'4 (3.61m x 3.41m) A front aspect room with double glazed bay window, radiator.



**ENSUITE :** Refitted ensuite with tile and glazed shower cubicle and separate rolltop bath and additional handheld shower, pedestal wash hand basin, low level w.c., tiled floor, ladder style heated towel rail.



**For an appointment to view please call**  
**Andrew Milsom Bourne End**  
**01628 522666**

**BEDROOM TWO:** 13'2 x 11'4 (4.501m x 3.45m) A rear aspect room with double glazed window, radiator.



## OUTSIDE

To the **FRONT** of the property is a shingle driveway providing off road parking with a pathway to the front door and gated access leading to:

**THE REAR GARDEN** which measures 45ft in length with a paved seating area leading onto a small area of lawn and further paved area to the rear. Timber garden shed, sleeper edged flower and shrub borders, panel fence surround.

**EPC BAND:** REF: BOU226

*For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. 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.*

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details.

NOT TO SCALE

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