

# Furlong Road, Bourne End £699,950- Freehold

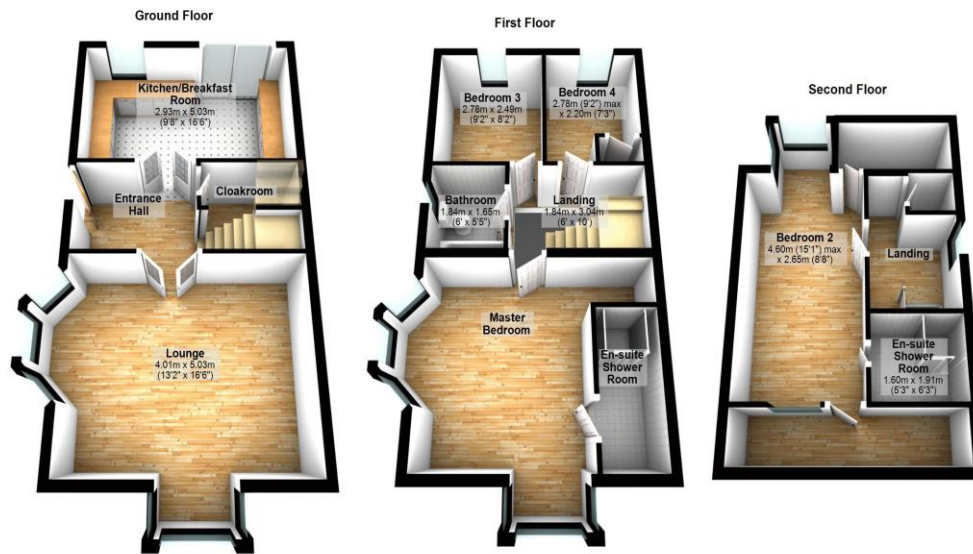


A bright, airy and well presented modern home, for sale in this sheltered cul de sac in the heart of Bourne End. With the village shops and amenities within a short walk, as well as the station (London Paddington via Maidenhead) this is a superb location, and the property benefits from a crisp, contemporary finish and is just 5 years old. There are 2 en suite shower rooms, and underfloor heating throughout. Built by RAP Building and Developments, a local company with a reputation for design and quality, this offers well proportioned living over three floors.

4 Bedrooms  
Detached  
Cul De Sac

2 En Suites  
Modern Home  
Close To Station & Shops

# 3 Edwards Court, Furlong Road, Bourne End, Buckinghamshire, SL8 5AE



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate. Plan produced using PlanUp.

#### **Entrance Hall:**

Door to side, stairs rising to first floor

#### **Lounge:** 16' 7" x 13' 1" (5.05m x 3.98m)

Double glazed bay window to side, bay window to front, wood effect flooring.

#### **Cloakroom:**

Low level wc, wall mounted wash hand basin, tiling.

#### **Kitchen/Breakfast Room:** 16' 7" x 9' 8" (5.05m x 2.94m)

Double glazed window and french doors to rear, fully fitted kitchen with range of eye and base level units, fully integrated oven, hob and extractor, integrated fridge/freezer and dishwasher, work tops, tiling.

#### **First Floor Landing:**

Double glazed window to side, door to bedrooms and bathroom, stairs rising to second floor.

#### **Master bedroom:** 12' 10" x 12' 8" (3.91m x 3.86m)

Double glazed bay window to side and bay window to front, range of built in wardrobes, door to

#### **En-suite Shower Room:**

Walk in shower cubicle, low level wc, wash hand basin, tiling.

#### **Bedroom 3:** 9' 8" x 8' 11" (2.94m x 2.72m)

Double glazed window to rear.

#### **Bedroom 4:** 9' 8" x 7' 4" (2.94m x 2.23m)

Double glazed window to rear.

#### **Bathroom:**

Frosted double glazed window to side, panel bath, low level wc, wash hand basin, tiling.

#### **Second Floor Landing:**

Velux window to side, storage cupboard.

#### **Bedroom 2:** 15' 6" x 8' 11" (4.72m x 2.72m)

Double glazed box window to rear, eaves storage cupboard, door to

#### **En-suite Shower Room:**

Walk in shower cubicle, low level wc, wash hand basin

#### **Outside:**

Small shrub area to front, with side gate leading to rear garden. Patio, mainly laid to lawn, back gate leading to 2 allocated parking spaces.

#### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**

