

15 ROMAN WAY, BOURNE END
PRICE: OFFERS OVER £475,000 FREEHOLD

ANDREW MILSOM

15 ROMAN WAY
BOURNE END
BUCKS SL8 5LR

OFFERS OVER £475,000 FREEHOLD

A well-positioned two-bedroom semi-detached bungalow with most attractive landscaped gardens and carport within easy reach of the village amenities.

DELIGHTFUL PRIVATE REAR GARDEN
TWO BEDROOMS: BATHROOM
ENTRANCE HALL: LIVING ROOM WITH FIRPLACE: KITCHEN: LEAN TO: GAS CENTRAL HEATING TO RADIATOR
DOUBLE GLAZING: AMPLE DRIVEWAY PARKING PLUS SPACIOUS CARPORT
OUTBUILDINGS: POTENTIAL TO EXTEND/ENLARGE SUBJECT TO PLANNING: NO ONWARD CHAIN.

TO BE SOLD An attractive and well positioned two bedroom semi detached bungalow needing updating with delightful front and rear gardens with excellent storage outbuildings and a spacious car port and single driveway. This property is within walking distance of Bourne End village centre which has 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 London Paddington. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Side Entrance front door to:

ENTRANCE HALL with access to loft space.

LIVING ROOM with bay overlooking front garden, fireplace with log burner, storage cupboard.



KITCHEN with a range of base and eye level units, with worktops which incorporate a single drainer sink unit, gas hob with extractor over, double electric oven, space and plumbing for washing machine and dishwasher, further appliance space, tiled floor, space for small table, door to lean to.



LEAN TO with door to garden.

BEDROOM ONE with aspect to front, wardrobe cupboards, cupboard housing gas fired boiler.



BEDROOM TWO with aspect to rear.



BATHROOM fully tiled suite of bath with electric shower over & screen, wash hand basin, low level wc, heated towel rail, tiled floor.





A door leads to a garden store at the rear of the car port to the side of the front entrance.

The **FRONT GARDEN** is laid to lawn behind low wall with wrought iron gate opening to single driveway enabling tandem parking for 2/3 cars. There is a further space in the **CAR PORT.**

Ref: BOU283

EPC RATING: D

COUNCIL TAX BAND: D



VIEWING: Please arrange to view with our **Bourne End office on 01628 522666.**



DIRECTIONS: from our Bourne End office in The Parade turn left and continue through the village taking the next turning right into Blind Lane. After a short drive turn left into Lodden Road and left again into Roman Way and number 15 will be found on the left 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.

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 = 62.5 sq m / 673 sq ft
External Store = 7.4 sq m / 80 sq ft
Total = 69.9 sq m / 753 sq ft
(Excluding Car Port)

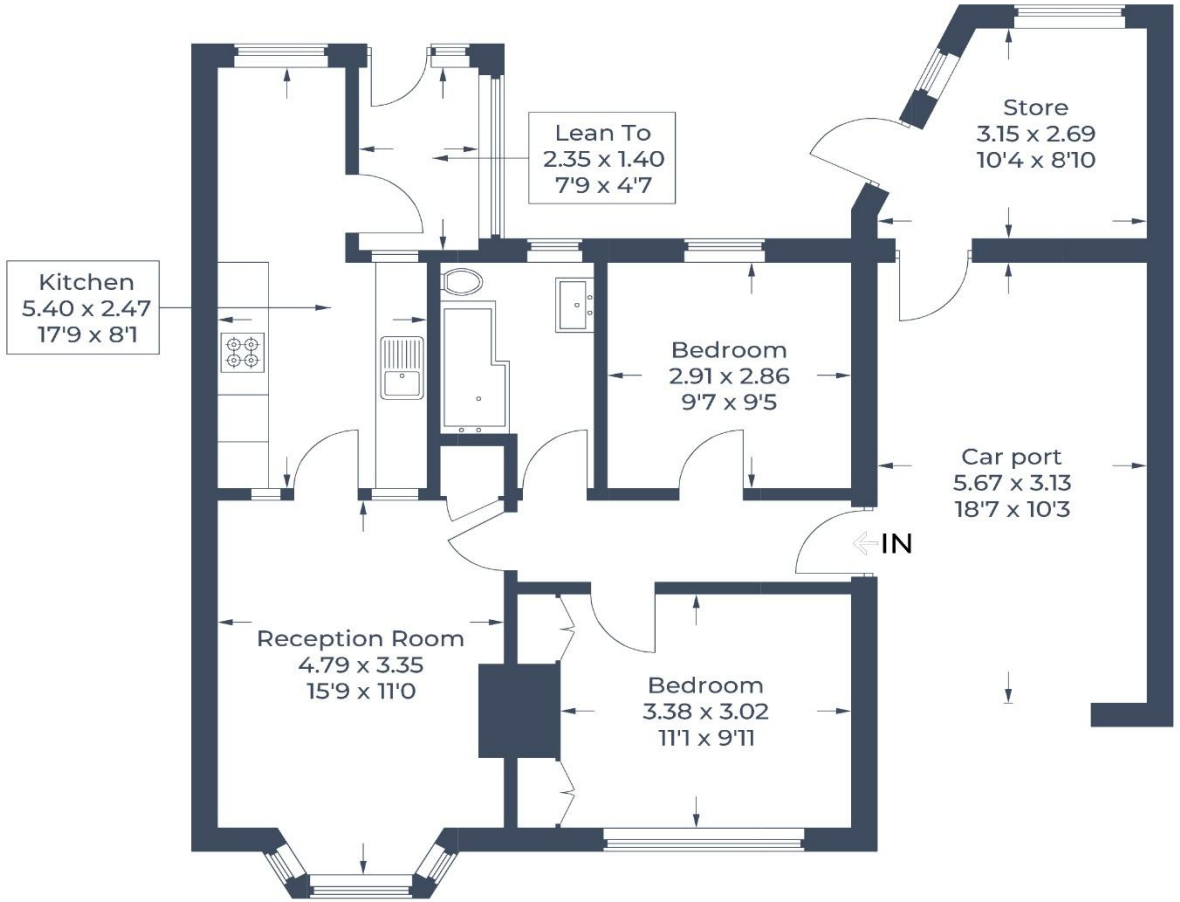


Illustration for identification purposes only,
measurements are approximate, not to scale.
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