



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

am ANDREW
MILSOM

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

PRICE: £550,000 FREEHOLD

An attractive two bedroom Edwardian semi-detached home

**45FT REAR GARDEN: TWO DOUBLE BEDROOMS
WITH CAST IRON FIREPLACES
FIRST FLOOR BATHROOM WITH SEPARATE
SHOWER: HALL: LIVING ROOM
SPACIOUS OPEN PLAN
KITCHEN/DINING ROOM
UTILITY ROOM & CLOAKROOM
DOUBLE GLAZING
DRIVEWAY PARKING
GAS CENTRAL HEATING
TO RADIATORS**

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

TO BE SOLD: This two bedroom Edwardian double bay fronted home offers spacious accommodation of character which includes an impressive open plan kitchen/dining room with adjoining utility & cloakroom, living room with bay window, two generous double bedrooms and a modern bathroom with shower. There is a level rear garden with patio and a shingle driveway for parking for two vehicles. 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:

Side entrance front door to:

HALL with tiled floor, stairs to first floor landing, door to



LIVING ROOM A front aspect room with double glazed bay window, exposed brick chimney breast.



KITCHEN/DINING ROOM A lovely open plan room approached via spacious dining area with fireplace feature (chimney currently closed), understairs cupboard, aspect to side, tiled flooring running into kitchen area with breakfast bar dividing kitchen & dining areas, ample light base & eye level units & worktops with sink unit, gas hob with extractor above, electric oven, space & plumbing for dishwasher, wall mounted gas fired boiler, door to garden and to



UTILITY ROOM with space & plumbing for washing machine, storage cupboards, side window.

CLOAKROOM with wash hand basin, low lwwwl wc, window.

Landing with access to loft space.



BEDROOM ONE a spacious double room with bay window overlooking the front, cast iron fireplace.



BEDROOM TWO a large rear aspect room with cast iron fireplace.



BATHROOM with white suite of enamelled bath, wash hand basin with storage cupboards, low level wc, linen/storage cupboard, shower cubicle with wall mounted shower controls, tiled floor, window to side.

OUTSIDE



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

The **REAR GARDEN**, which is a pleasant feature, being westerly facing, approx 45ft in length with a level terrace leading to lawn with paved patio and shingle area, fence and hedge enclosed with small timber shed.

EPC RATING C
COUNCIL TAX BAND D **REF: BOU245**

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

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 17 can be found after a short distance on the left hand side.

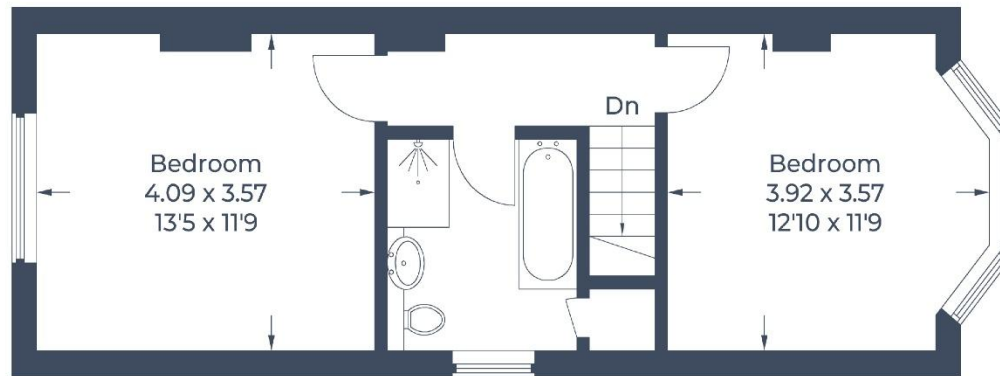
ANTI MONEY LAUNDERING (AML).

All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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 523310 for further details.

Approximate Gross Internal Area
Ground Floor = 44.9 sq m / 483 sq ft
First Floor = 40.5 sq m / 436 sq ft
Total = 85.4 sq m / 919 sq ft



First Floor



Ground Floor

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