



70 FURLONG ROAD, BOURNE END
PRICE: £499,950 FREEHOLD

am ANDREW
MILSON

**70 FURLONG ROAD
BOURNE END
BUCKS SL8 5AH**

PRICE: £499,950 FREEHOLD

An attractive Victorian semi-detached home requiring some modernisation situated on a highly sought after and popular road within walking distance of village amenities.

**PRIVATE REAR GARDEN:
THREE BEDROOMS: GROUND FLOOR
BATHROOM: ENTRANCE HALL:
THROUGH LIVING/DINING ROOM:
KITCHEN: GARDEN ROOM:
GAS CENTRAL HEATING TO RADIATORS:
DETACHED GARAGE: OFF STREET
PARKING. AMPLE SCOPE FOR
ENLARGEMENT, SUBJECT TO PLANNING
PERMISSION. NO ONWARD CHAIN.**

TO BE SOLD: this bay fronted Victorian semi-detached property is offered for sale with the benefit of having no onward chain and does require modernisation throughout. The property offers an abundance of character features along with the potential for enlargement, subject to the usual consents. The property benefits from having three good sized bedrooms, ample driveway parking, large open plan living/dining room and a good sized private 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 comprises:

Double glazed front door to **ENTRANCE PORCH** with single glazed timber front door into

ENTRANCE HALL radiator, stairs to First Floor Landing and door to

OPEN PLAN LIVING/DINING ROOM



Dining Room bay fronted double glazed window to front, radiator, feature fireplace with timber surround and arch to



Living Room sash window to rear with inset wood burning stove with brick fireplace surround, under stairs storage cupboard, television aerial point.



KITCHEN fitted with a range of wall and base units, space for fridge freezer, space for gas cooker, wall mounted gas central heating boiler, stainless steel sink and drainer, single glazed window to side, door opening into Garden Room.



GROUND FLOOR BATHROOM suite comprising fully enclosed shower cubicle with wall mounted shower unit, panel bath with mixer taps, pedestal hand wash basin, low level w.c., radiator, double glazed frosted window, part tiled walls.

GARDEN ROOM with double glazed window, space and plumbing for washing machine, power and light, double glazed doors opening into the garden.

FIRST FLOOR

LANDING radiator, linen cupboard, access into loft space.



BEDROOM ONE double glazed windows to front, cast iron feature fireplace.



BEDROOM TWO double glazed window to rear, cast iron feature fireplace, television aerial point.

BEDROOM THREE double glazed window to rear, fitted storage cupboard.

OUTSIDE

TO THE FRONT is a driveway providing off street parking for several cars which continues down the

side of property with picket fence and dwarf brick wall surround.

TO THE REAR the garden is mainly laid to lawn with paved patio area and mature shrub borders and beds with timber fence panel surround, timber storage. To the rear of the garden is an area of hardstanding with corrugated plastic roof.

SINGLE GARAGE with timber double doors, power and light.

OUTBUILDING with power and light, timber access door to side.

BOU0930124 **EPC BAND: D**

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL8 5AH** turning left into Furlong Road from Cores End Road the subject property will be found, after a short distance, 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.

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

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

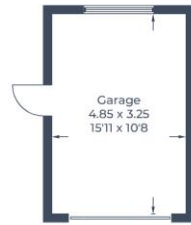
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

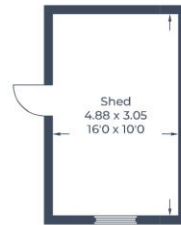
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area
Ground Floor = 55.7 sq m / 599 sq ft
First Floor = 42.5 sq m / 457 sq ft
Outbuildings = 30.7 sq m / 330 sq ft
Total = 128.9 sq m / 1,387 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.