



10 FURLONG CLOSE, BOURNE END
PRICE: £430,000 FREEHOLD

am ANDREW
MILSON

**10 FURLONG CLOSE
BOURNE END
BUCKS SL8 5AB**

PRICE: £430,000 FREEHOLD

Tucked away at the end of a cul de sac, a three bedroom mid terrace home situated within walking distance of Bourne End village centre and amenities.

**PRIVATE FRONT & REAR GARDENS:
THREE BEDROOMS: REFITTED SHOWER
ROOM: CLOAKROOM: ENTRANCE HALL:
LIVING ROOM: CONSERVATORY:
REFITTED KITCHEN: GAS CENTRAL
HEATING TO RADIATORS: DOUBLE
GLAZING:
GARAGE IN NEARBY BLOCK.
NO ONWARD CHAIN.**

TO BE SOLD: this three bedroom mid terrace home has recently been modernised by the current occupiers and offers well-proportioned accommodation to both ground and first floors. The property is offered for sale with no onward chain and is located at the end of a popular cul de sac. It also benefits from private gardens to both front and rear, three bedrooms, living/dining room, conservatory, refitted kitchen, refitted shower room and cloakroom, single garage and views to the rear over Bourne End Recreation Ground. 10 Furlong Close is within a level walk 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 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:

Part double glazed front door to **ENTRANCE HALL** stairs to First Floor Landing with storage cupboard under and radiator.

CLOAKROOM double glazed frosted window to front, low level w.c., wall mounted wash basin, tiled floor.



KITCHEN Refitted with a range of wall and base units, wall mounted gas central heating boiler, space and plumbing for dishwasher and washing machine, stainless steel sink and drainer, gas hob with cooker hood over, electric oven and space for microwave, space for fridge and separate fridge freezer, double glazed window to front.



LIVING ROOM inset gas fire with masonry surround incorporation television stand, shelving, coved ceiling, television aerial point, radiator, part double glazed window to rear, single glazed window opening to Conservatory and double doors leading to



CONSERVATORY with double glazed window surround and double glazed patio door opening onto rear garden, radiator and light.

FIRST FLOOR

LANDING cupboard housing lagged cylinder, access into loft space.



BEDROOM ONE double glazed window to rear, fitted storage cupboard and fitted wardrobes with table.



BEDROOM TWO double glazed window to front, radiator, fitted wardrobes and fitted cupboard.

BEDROOM THREE double glazed window to rear, radiator, fitted shelving and coved ceiling.



SHOWER ROOM refitted suite comprising of fully enclosed shower cubicle with wall mounted shower unit, low level W/C, pedestal hand wash basin, double glazed frosted window, part tiled walls and tiled floor, radiator.

OUTSIDE

TO THE FRONT is a well maintained garden which is mostly laid to lawn with access path through the middle, mature shrub borders and beds, surrounded by a timber picket fence.

TO THE REAR is a garden mainly laid to lawn with rear access gate into the Recreation Ground and side access gate into shared alleyway with area of patio to the rear of the property and timber fence surround.

SINGLE GARAGE in nearby block with timber access door.

Ref: BOU23121022 EPC BAND: D

COUNCIL TAX BAND: D

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or bourneend@andrewmilsom.co.uk

DIRECTIONS: from our Bourne End office in The Parade turn right and proceed over the mini roundabout into Station Road. Follow this road taking the third left hand turn into Furlong Road, past the Post Office, taking the next right turn into Furlong Close. Follow Furlong Close to the end of the cul de sac where the subject property can be found along the path in the right hand corner.

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

www.attfieldjamesfinancialmanagement.co.uk

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.



10 Furlong Close

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft

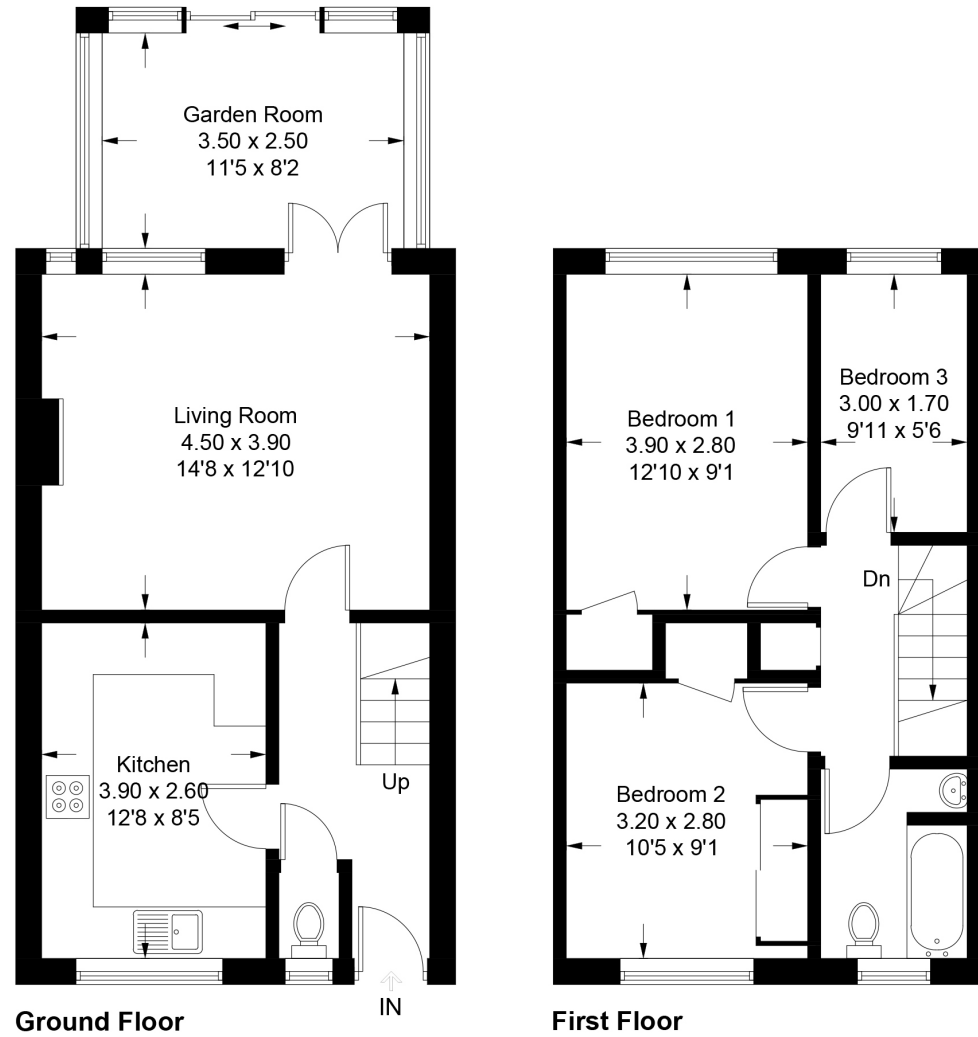


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID908784)