



Furlong Road, Bourne End  
Buckinghamshire, SL8

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Well appointed period semi detached home in Bourne End.

Entrance Hall | Sitting Room | Diining Room | Kitchen | Family Bathroom | Three Bedrooms | Shower Room  
| Garden | Driveway Parking

Guide Price £525,000 Freehold

### Description

Well appointed three bedroom Edwardian semi detached property in Bourne End, the property has character features and is a short and level walk from the village centre and river Thames walks. The property has ample off street parking to the front on the driveway.

### Outside

To the front of the house is a driveway providing off street parking for two to three vehicles, a pathway leads down the side of the property to the front door and a gate that leads into the rear garden. The rear garden is private and enclosed, with several areas of timber decking ideal for entertaining. There are raised and planted beds, there is also a garden shed.

### Location

Furlong Road is located within walking distance of Bourne End village centre and the River Thames. The village offers a selection of shops and services. For the commuter the M4 and M40 Motorways are easily accessible, via the Marlow bypass (A404), at Maidenhead and High Wycombe respectively. The railway station is within a short walk, which connects via Maidenhead to London Paddington. The village of Cookham is within a few minutes drive, and a pleasant walk along the Thames towpath, the larger Thames Riverside town of Marlow is also close by.

### Additional Information

The front door opens into the entrance hall which in turn

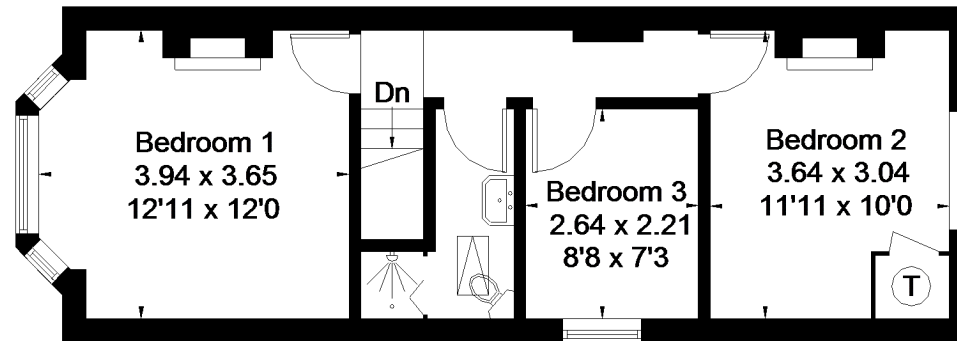
provides access to the sitting room, dining room and stairs to the first floor landing. The sitting room has a focal point fireplace with built in storage and shelving to either side, there is a double glazed bay window to the front aspect and wood flooring. The dining room has a sash window to the side aspect, wood flooring and a focal point fireplace with shelving to the side. There is an understairs storage cupboard to the side. A door to the rear leads into the kitchen. Fitted with a range of wall and floor units the kitchen has a door leading to the garden, side aspect window and further door into the family bathroom. There is an integrated oven, hob and extractor, dishwasher and washer/dryer. The family bathroom is well appointed with white suite and skylight above. To the first floor are three bedrooms and a shower room. The front bedroom has a focal point fireplace and double glazed bay window to the front aspect. The second bedroom also has a fireplace and window to the rear aspect overlooking the garden, there is an airing cupboard in the corner. There is a large loft space which is fully boarded and has a skylight.



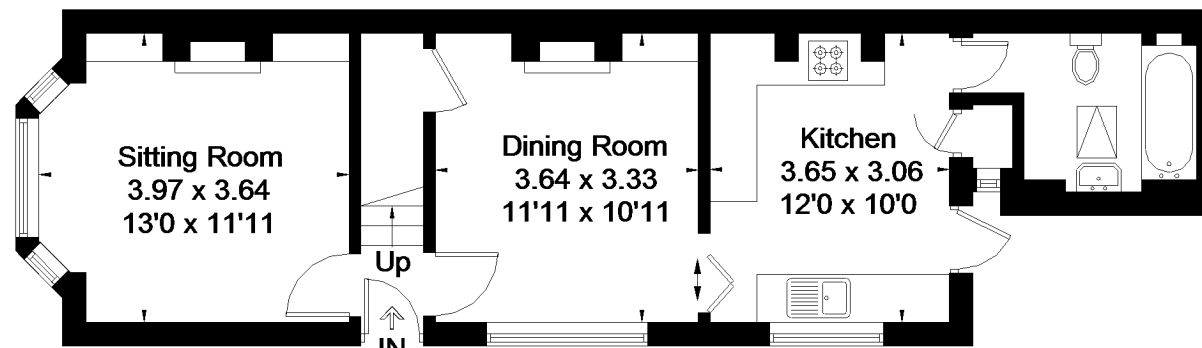
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Furlong Road, Bourne End

Approximate Gross Internal Area = 89 sq m / 958 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171739

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

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



