



66 Furlong Road  
Bourne End

Guide Price £700,000



Robertsons

# 66 Furlong Road Bourne End Buckinghamshire SL8 5AH

A delightful three bedroom detached period cottage (1358 sq.ft.) providing well presented modern interior with lovely character feel. The property occupies a popular convenient location within a short walk of the village shops, local schools and branch line train connection to Maidenhead and Marlow.

The property provides well proportioned accommodation including a welcoming entrance hall, two separate reception rooms, cloakroom and large kitchen/breakfast room with solid wood flooring. On the first floor are three bedrooms including a particularly impressive master bedroom with dressing area plus a modern en-suite shower room in addition to a separate modern family bathroom. There also is potential for a substantial loft conversion if required subject to planning regulations

Outside the property enjoys a lovely 100' rear garden and there is ample off road parking at the front on the recently laid block paved driveway.

TAKE THE VIRTUAL TOUR / ONLINE VIEWING ON  
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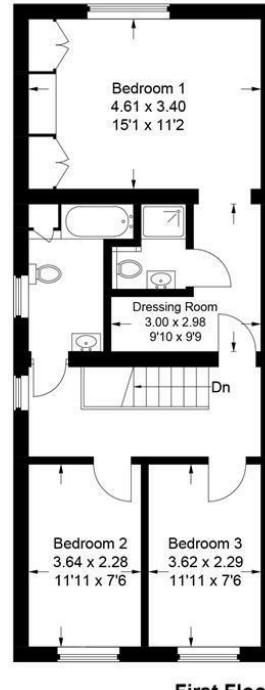
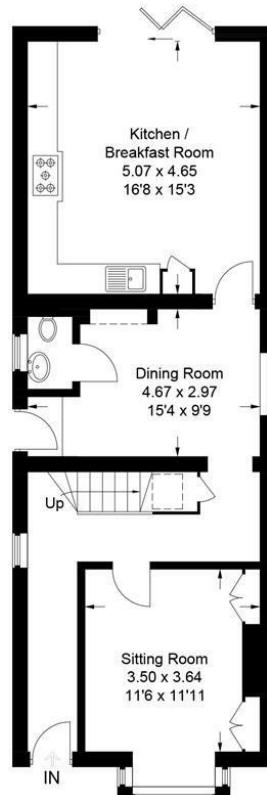
COUNCIL BAND E





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Approximate Gross Internal Area  
 Ground Floor = 67.8 sq m / 730 sq ft  
 First Floor = 58.4 sq m / 628 sq ft  
 Total = 126.2 sq m / 1,358 sq ft



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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(70-80) C		(70-80) C	
(59-69) D		(59-69) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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