



Bolter End Lane, Bolter End - HP14 3LU  
£600,000

 **TIM RUSS**  
& Company





## Bolter End Lane

Bolter End, High Wycombe

- Tremendous Potential
- Large Plot
- Scope to Extend STP
- Large Detached Garage
- Two Reception Rooms





# Bolter End Lane

Bolter End, High Wycombe

Situated on a large plot, there is tremendous potential to extend/build subject to planning. Additionally there is a large detached garage/outbuilding at the bottom of the garden offering huge scope to convert, subject to consent.

This three bedroom home would certainly benefit from a degree of updating internally and is being sold with the added benefit of no onward chain. Further accommodation comprises two reception rooms, kitchen and family bathroom.

Externally there is generous parking and an impressive wrap around garden.

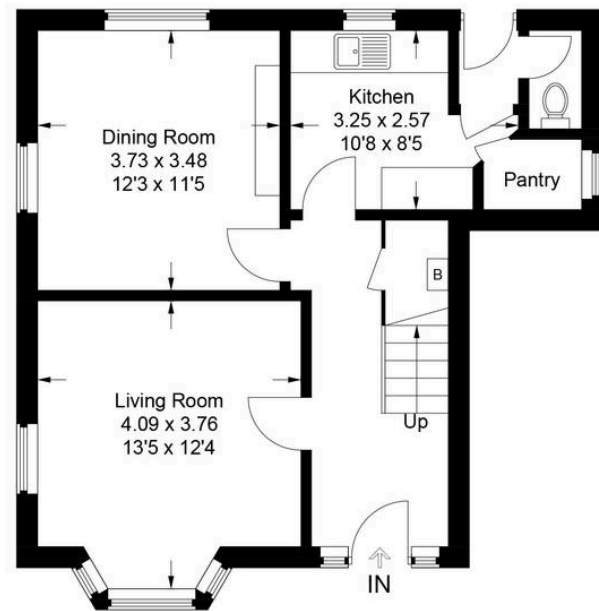
Council Tax band: E

Tenure: Freehold

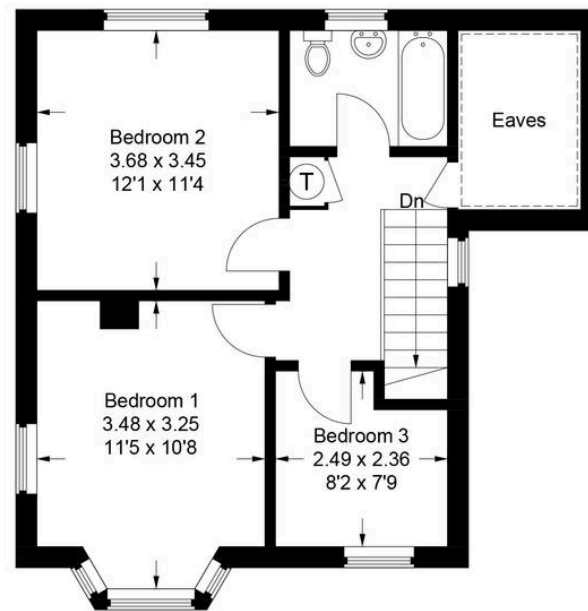
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

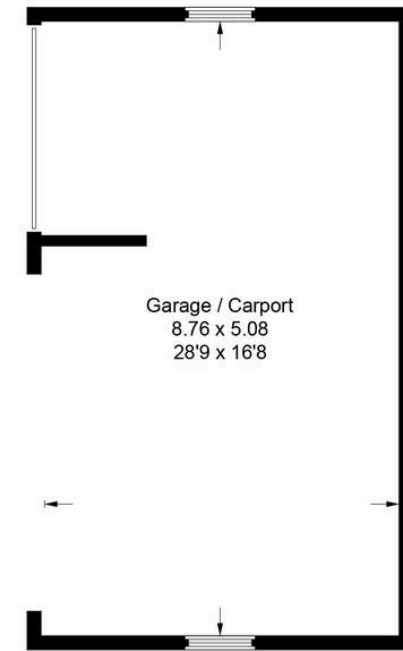





**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area  
Ground Floor = 49.0 sq m / 527 sq ft  
First Floor = 48.8 sq m / 525 sq ft  
Total = 97.8 sq m / 1052 sq ft  
(Including Eaves / Excluding Garage & Carport)

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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# Tim Russ and Company

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