



bonners & babingtons

Green Lane
Radnage

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HP14 4DN

Guide Price: £582,000

This previously extended, three bedroom, semi-detached property with potential to extend further, is situated on a quiet, private road in the beautiful, rural village of Radnage and offers perfect family living within walking distance to the popular school and fabulous countryside walks.

The property comprises: entrance lobby for coats and shoes and a further door in to the homes hallway, where all downstairs rooms lead from - including access to the integral garage. The house has many original features that include built in storage cupboards in the hallway, high ceilings and cornices. At the front of the property is a study/reception room with bay window, that could be a home office or child's playroom. The spacious living room has a wood burning stove, plenty of space for the whole family to relax together and French doors to the rear garden.

At the back of the property is the large, recently fitted, modern kitchen/diner with ample waist and eye level units, space for a dishwasher and a stable door to the rear garden. There is room for a large dining table, perfect for family meals. The separate utility room has space for a free-standing fridge/freezer, plumbing for white goods, sink, and stable door to the side of the house.

The property also benefits from a modern downstairs wc and shower room.

Upstairs are three bedrooms, with the single and master both boasting views over the garden and countryside and the front double benefitting from a bay window with storage. The family bathroom has a bath with overhead shower, sink, wc and heated towel rail.

Outside: The deceptively large garden is an adventurous child's dream; a lawned area with plenty of space for a trampoline, apple and plum trees to climb and den building at the bottom of the secluded space. There is mature hedging surrounding the garden and side access to the front of the property.





Other notable features include: Oil central heating, double glazing throughout, ample off road parking and boarded loft with light and ladder. Epc pending.

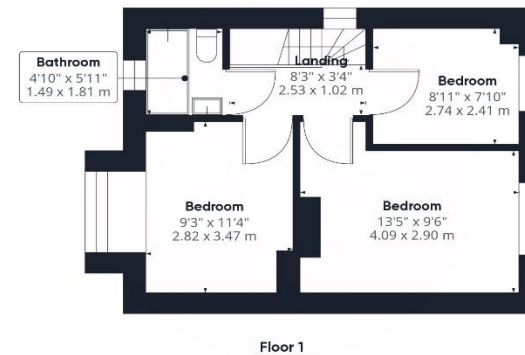
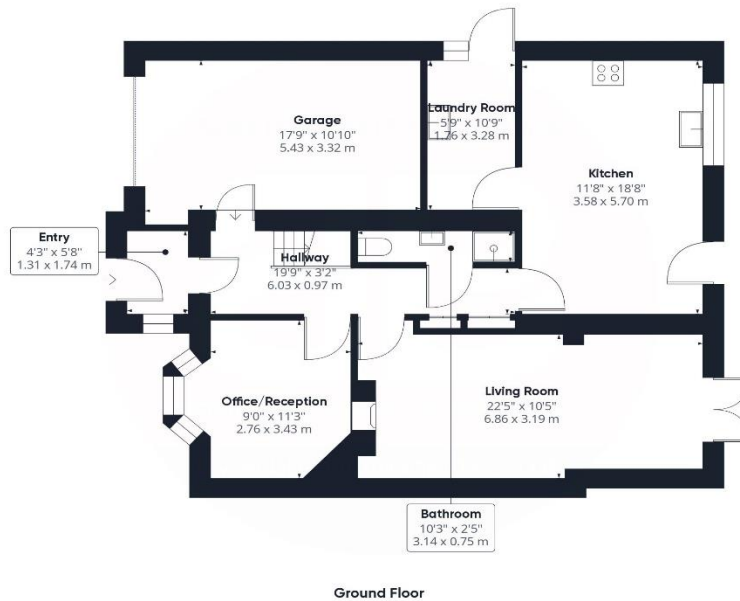
Location

Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church. There are lots of footpaths and bridleways in the immediate vicinity and some link up to the Ridgeway. Despite its rural atmosphere, the village is close to Stokenchurch, Chinnor, Princes Risborough and High Wycombe.

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School within catchment.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is Princes Risborough just 5 miles away, with links to London Marylebone (35 minutes) and Birmingham.





Approximate total area⁽¹⁾
1350.75 ft²
125.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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