

# 45 Haw Lane

Bledlow Ridge | Bucks | HP14 4JH |



Price £630,000

## ACCOMMODATION

A two bedroom detached bungalow

Situated in the village of Bledlow Ridge

Sitting room with front aspect

Dining room opening to conservatory

Kitchen with range of base & wall units

Two double bedrooms

Bathroom

Integrated garage

Well appointed gardens to front & rear



### **OFFERED FOR SALE WITH NO ONWARD CHAIN.**

A two bedroom detached bungalow situated in the popular and sort after village location of Bledlow Ridge, walking distance to the high regarded Bledlow Ridge School and local pub. The property is set centrally on a large plot offering large, secluded gardens as well as ample off road parking to the front.



The property offers plenty of potential for improvement and extension STPP. The accommodation comprises two bedrooms, a sitting room, a separate dining room, conservatory as well as a kitchen and bathroom. The gardens to the rear are a real feature offering a large area of lawn and a good level of seclusion. The property is approached via a driveway with off road parking for numerous vehicles and access to the garage.

## KEY FEATURES

- Offered For Sale with NO ONWARD CHAIN
- Offering huge potential for extension subject to planning
- Well appointed gardens to both the front and rear of the property
- Situated in a delightful location within Bledlow village
- Close to commuter links either by train and car
- An abundance of countryside walks from the doorstep
- A wonderful opportunity to create a delightful family home

Please call Colombs to arrange a suitable viewing on 01844 340990



## SITUATION

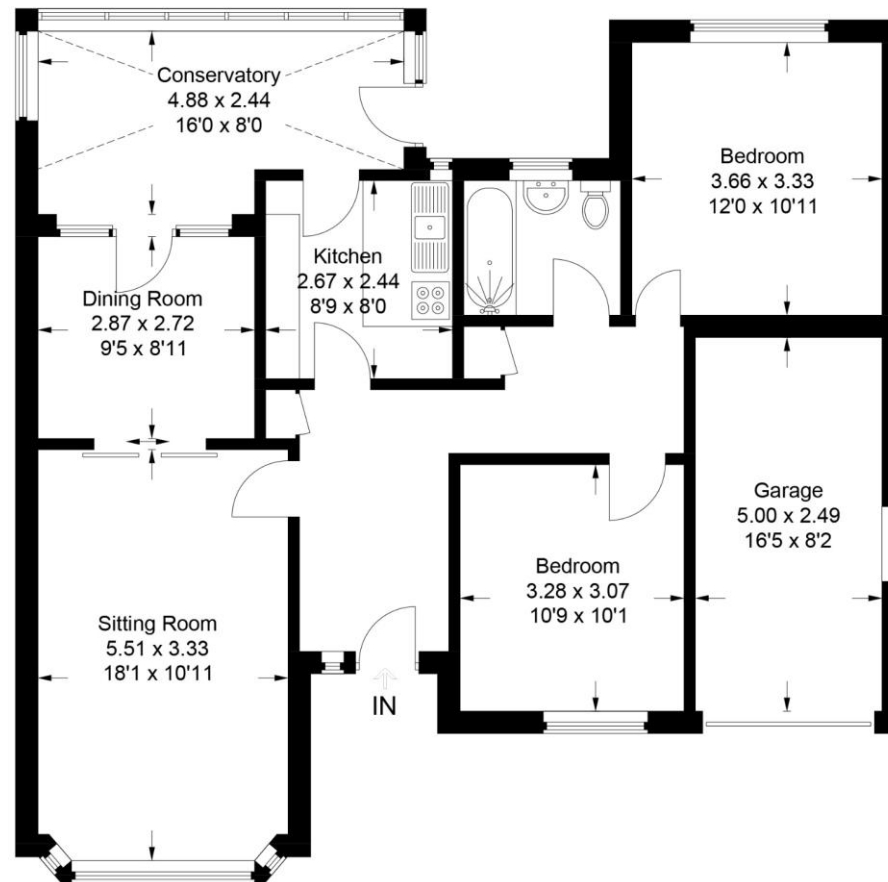
The sought after village of Bledlow Ridge is situated in a picturesque area of the Chiltern Hills within an Area of Outstanding Natural Beauty. The village provides a local shop and The Boot, a refurbished and popular public house. The area is renowned for its walks with The Ridgeway path, nearby. Bledlow Ridge School provides excellent primary education in the village and lies within catchment for the Grammar/High schools nearby at High Wycombe. The nearby towns of Princes Risborough, 3 miles, and High Wycombe, 5 miles, both offer an excellent range of shopping and leisure facilities. For the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 35 minutes). Junction 5 of the M40 is only 5 miles away.

Local Authority – Wycombe District Council

EPC Rating – E

Council Tax Band - E

Approximate Gross Internal Area  
87.1 sq m / 937 sq ft  
Garage = 12.5 sq m / 134 sq ft  
Total = 99.6 sq m / 1,071 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.