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ESTATE AGENTS



9 Sandage Road, Lane End, High Wycombe, HP14 3DQ



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Offers over £350,000

Offered with the added advantage of no onward chain, this three-bedroom family home is situated within the charming village of Lane End.

Description

Upon stepping through the front door, you are greeted by a central hallway that leads to the sitting room on the right and the kitchen dining room on the left. The kitchen, with its dual aspect, has been recently refitted, boasting ample storage space and room for appliances. Completing this level is a refitted cloakroom, adding to the convenience.

Ascending to the first floor, you'll find three generously sized bedrooms along with the family bathroom.

Outside, the property enjoys the presence of both front and rear gardens, providing ample outdoor space for various activities.

Additional features include gas central heating, double glazing throughout, loft storage, and the inclusion of a garage with parking.

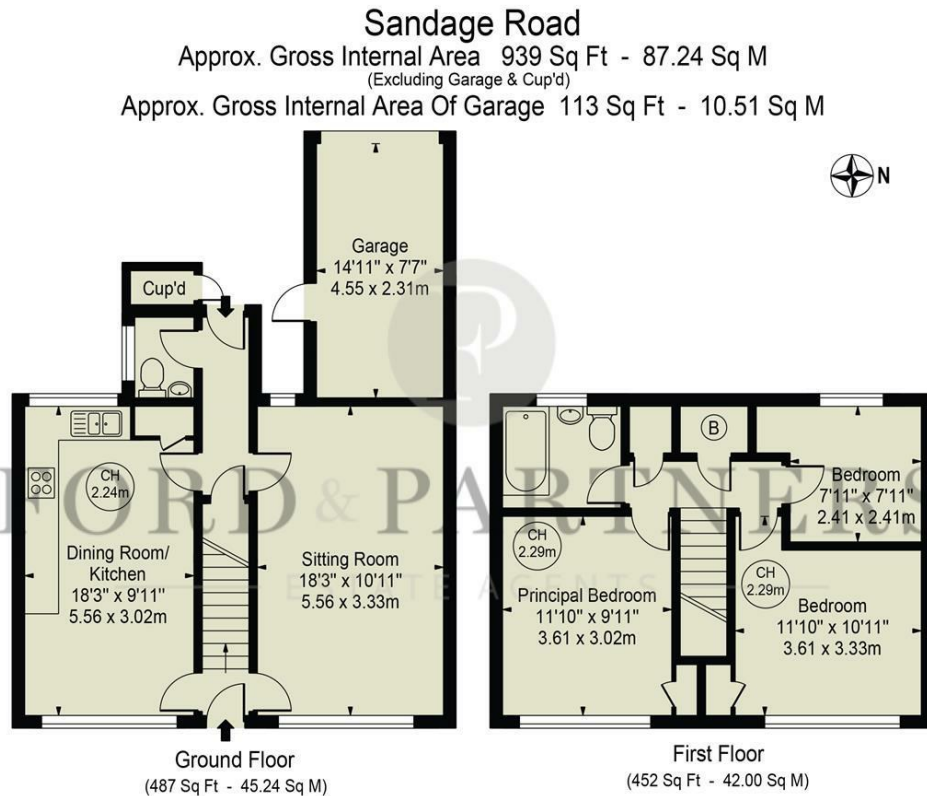
Situation

Situated amidst the picturesque Chiltern Hills, midway between Henley and Marlow, lies the charming village of Lane End. Within easy walking distance, residents have access to local amenities and the village primary school, catering to their day-to-day needs. Additionally, the property is conveniently located near a variety of scenic walking paths that traverse the beautiful Chiltern countryside, with many routes leading to popular pubs and restaurants.

For broader conveniences, the larger towns of Marlow, High Wycombe, and Maidenhead are just a short distance away, providing excellent shopping, recreational, and social amenities. These towns also offer a range of schooling options for children of all ages. Each town boasts its own railway station, with Marlow providing direct links to Paddington via Maidenhead, which connects to Crossrail, and High Wycombe offering services to Marylebone. For motorists, easy access to the M40 motorway is available via Handy Cross (Junction 4) or Stokenchurch (Junction 5), ensuring seamless connectivity to surrounding areas.



Floor Plans



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC