



Belmont, Handleton Common, Lane End, Buckinghamshire, HP14 3LA - £585,000

An impeccably presented three bedroom detached bungalow over looking the local common.

Entrance Porch | Hall Way | Lounge/Dining Room | Modern Fitted Kitchen/Breakfast Room | Three Bedrooms | Ensuite Bathroom | Further Shower Room | Gas Heating To Radiators | Double Glazing | Off Street Parking | Front & Rear Gardens | Overlooking Common | Easy Access To Village Amenities & Open Countryside | No Onward Chain |

Found in the beautiful semi rural location of 'Handleton Common' is this well presented detached double fronted bungalow that is offered with no onward chain. The well proportioned accommodation comprises entrance porch, central hall way providing access to all rooms, a large lounge/dining room that opens up to the rear garden, a modern fitted kitchen/dining room with built in appliances, three bedrooms, ensuite bathroom to bedroom one, further modern fitted shower room, double glazing, gas heating to radiators, off street parking, front and rear gardens.

Price... £585,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		84
C		
(55-68)	69	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

The property can be found towards the end of the lane on Handleton Common with easy access to local amenities within the village of Lane End. These include local shops, restaurants, schools, pharmacy, doctor surgery and playing fields. More extensive facilities can be found approximately 5 miles away in the riverside town of Marlow and the larger town of High Wycombe, where there is a 25 minute rail service to London Marylebone as well as direct links to Oxford and Birmingham. Chiltern countryside literally surrounds Lane End, while in contrast, junctions 4 and 5 of the M40 are reached in about ten minutes.



DIRECTIONS

Enter Lane End from the Stokenchurch direction on Finings Road B482. In the village centre before the pond turn left into The Row, on reaching the sharp right hand bend, turn left into Bullocks Farm Lane then immediately right again onto Handleton Common. Proceed along the common and the property can be found on the right.



ADDITIONAL INFORMATION

EPC Rating

C

Council Tax

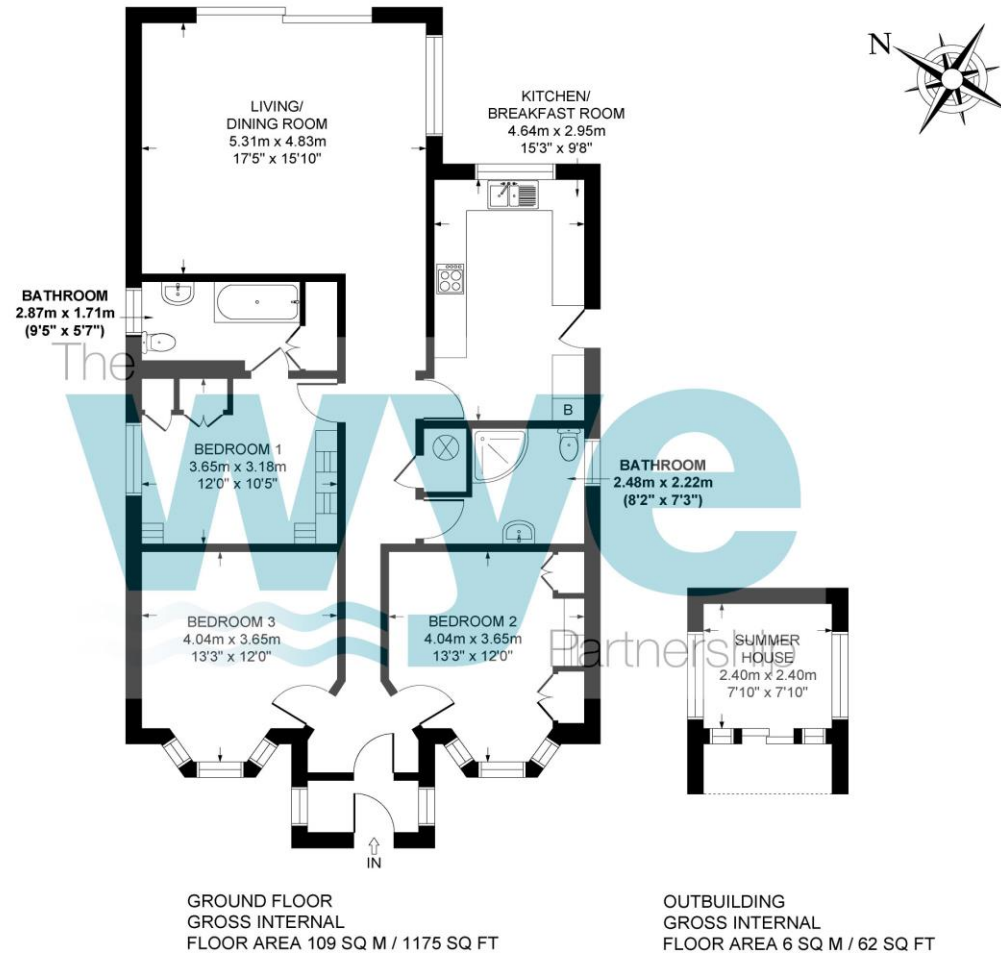
Band E

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





BELMONT, HANDLETON COMMON, LANE END, HP14 3LA
APPROX. GROSS INTERNAL FLOOR AREA 115 SQ M / 1237 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE