



**5 Philps Close, Lane End, High Wycombe, Buckinghamshire, HP14 3LX - £425,000**




A three bedroom semi-detached home found in a popular village overlooking a small woodland.

Entrance Hall | Cloakroom/W.C. | Lounge/Dining Room | Kitchen | First Floor Landing | Three Bedrooms | Shower Room/W.C. | Gas Heating To Radiators | Double Glazing | Garage & Driveway | Rear Garden |

With easy access to local school, village amenities and surrounding countryside this semi-detached home has accommodation comprising, entrance hall, cloakroom, lounge/dining area with patio doors opening to the rear garden, kitchen, first floor landing, three bedrooms, shower room, gas heating to radiators and double glazed. The rear garden is laid to patio and lawn with rear door to garage. To the from there is a small lawn and driveway parking. Viewing recommended.

**Price... £425,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			





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### LOCATION

Situated in the village of Lane End approximately 5 miles from High Wycombe and 5 miles from Thameside Marlow. The village provides a good range of facilities, local school and buses connect Lane End with High Wycombe, from 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. Continue through the village centre passing by the pond then take the second turning left into Simmons Way. The property can be found on the left hand side before the turning to Philips Close.

### ADDITIONAL INFORMATION

#### EPC Rating

C

#### Council Tax

Band D

### MORTGAGE

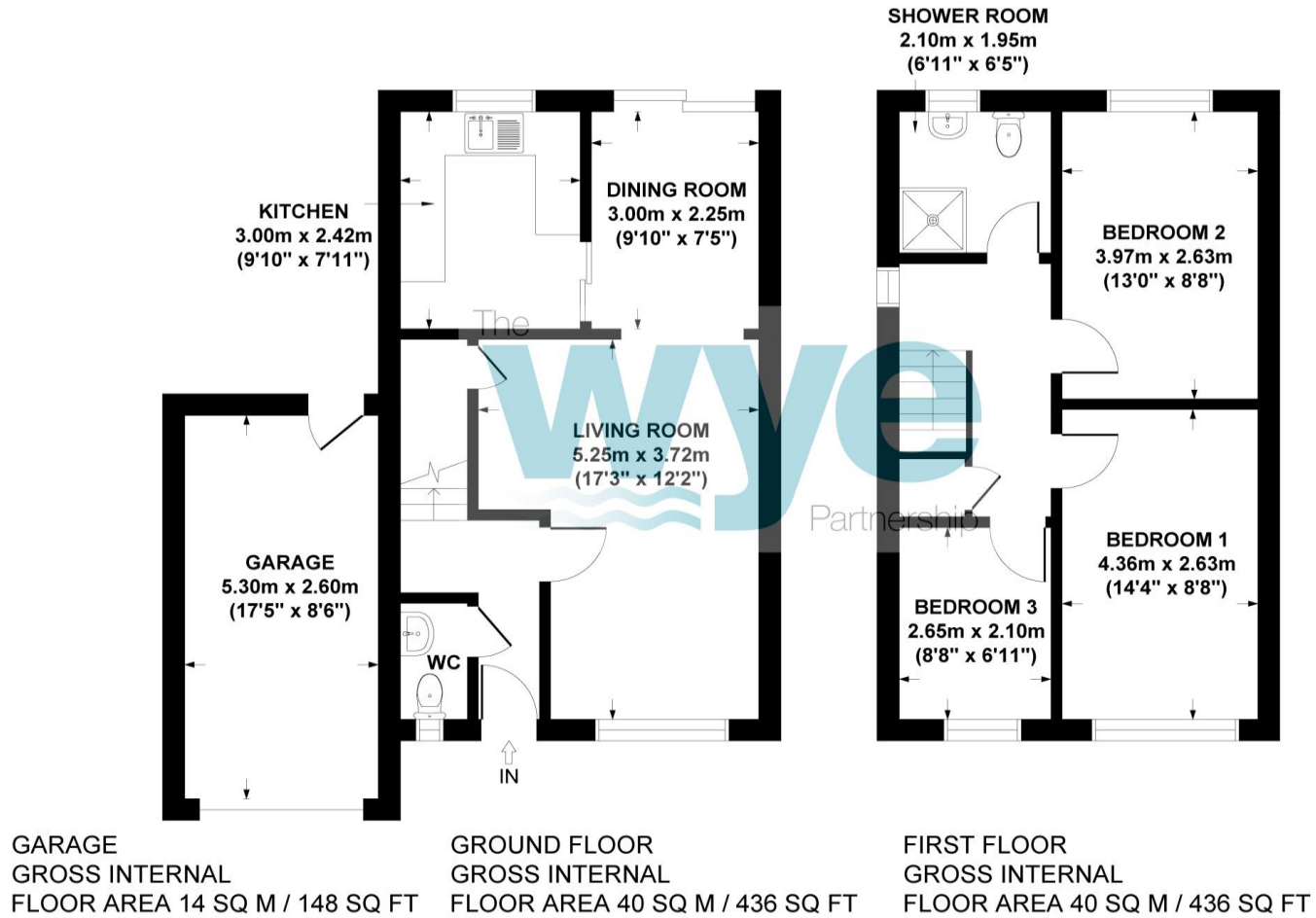
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

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**PHILPS CLOSE, LANE END, HP14 3LX**  
**APPROX. GROSS INTERNAL FLOOR AREA 95 SQ M / 1020 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE