



**Whitethorns, Bennett End, Radnage, Buckinghamshire, HP14 4EB - Offers in the Region Of £700,000**

A semi-detached home with countryside views and large rear garden.

Entrance Hall | Lounge | Dining Area | Kitchen | First Floor Landing | Two Double Bedrooms | Bathroom | Oil Fired Heating | Private Drainage | Outbuilding | Large Rear Garden | Off Street Parking | Views Over Surrounding Countryside | In Need Of Updating | No Onward Chain |

An opportunity to acquire a home located in the popular countryside hamlet of Bennett End surrounded by fields and woodland. The property itself requires updating but with its large rear garden measuring approximately a third of an acre provides the possibility subject to the regular planning permissions. The accommodation comprises entrance hall, lounge with feature fireplace, dining area, kitchen, first floor landing, two double bedrooms both with views over the valley to front, bathroom, oil fired heating and off street parking. The property has private drainage and is offered with no onward chain.



**Price... Offers in the Region Of  
£700,000**

*Freehold*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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## LOCATION

Located in the Chiltern Hills Bennett End is a sought after countryside hamlet on the outskirts of Radnage, which itself is a popular village providing a well regarded local school, village pubs, Church and common land. Further amenities can be found in the neighbouring village of Stokenchurch which include day to day shopping facilities, doctor's surgery, dental surgery, library, coffee shop and access to Junction 5 of the M40. More extensive facilities and Grammar schools can be found at High Wycombe along with a mainline railway service to London Marylebone.

## DIRECTIONS

Leave Stokenchurch on The Wycombe Road A40 and take the first turning left in City Road towards Radnage. Stay on this road as you pass The Crown public house and school. The road will turn into Bowers Lane and then Town End Road where a short way along turn left into Horseshoe Road and the property is located on the right.

## ADDITIONAL INFORMATION

Please note the ground to the right of the property is not included albeit we understand there is a right of access over this land to the parking for the property.

## EPC Rating

F

## 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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