



**3 James Road, Lane End, Buckinghamshire, HP14 3DW - £395,000**

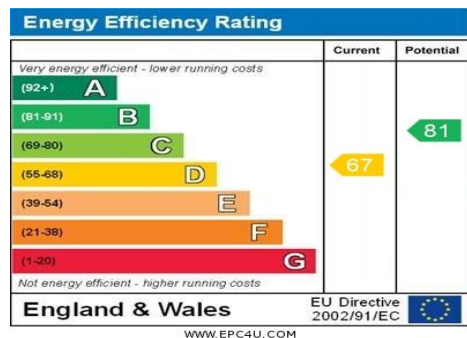
## An impeccably presented spacious three bedroom home with no onward chain.

Entrance Hall | Double Aspect Living Room | Kitchen/Dining Room | Rear Hall | Cloakroom/W.C. | First Floor Landing | Three Bedrooms | Modern Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Lawned Garden To Front | Courtyard Garden To rear | Garage | Offered With No Onward Chain | Village Centre Location With Easy Access To Amenities |

Offered to the market with no onward chain is this double fronted end of terraced home that is located within a small cul de sac providing easy access to nearby shops and local school. The spacious accommodation comprises entrance hall, large living room, bright & airy kitchen/dining room with breakfast bar and built in appliances, rear hall with cloakroom/W.C, first floor landing with built in storage cupboards, three bedrooms, modern fitted bathroom/W.C., gas heating to radiators, double glazing, lawned garden to front, courtyard garden to rear along with garage that is accessed via service road.

**Price... £395,000**

*Freehold*



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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. In the village centre before the pond turn left into The Row. The road bears to the right and becomes Park Lane, take the second right into Archers Way then the second right into Edmunds Road. James Road is the next left with the property fronting Edmunds Road.



### ADDITIONAL INFORMATION

#### EPC Rating

D

#### Council Tax

Band D

### MORTGAGE

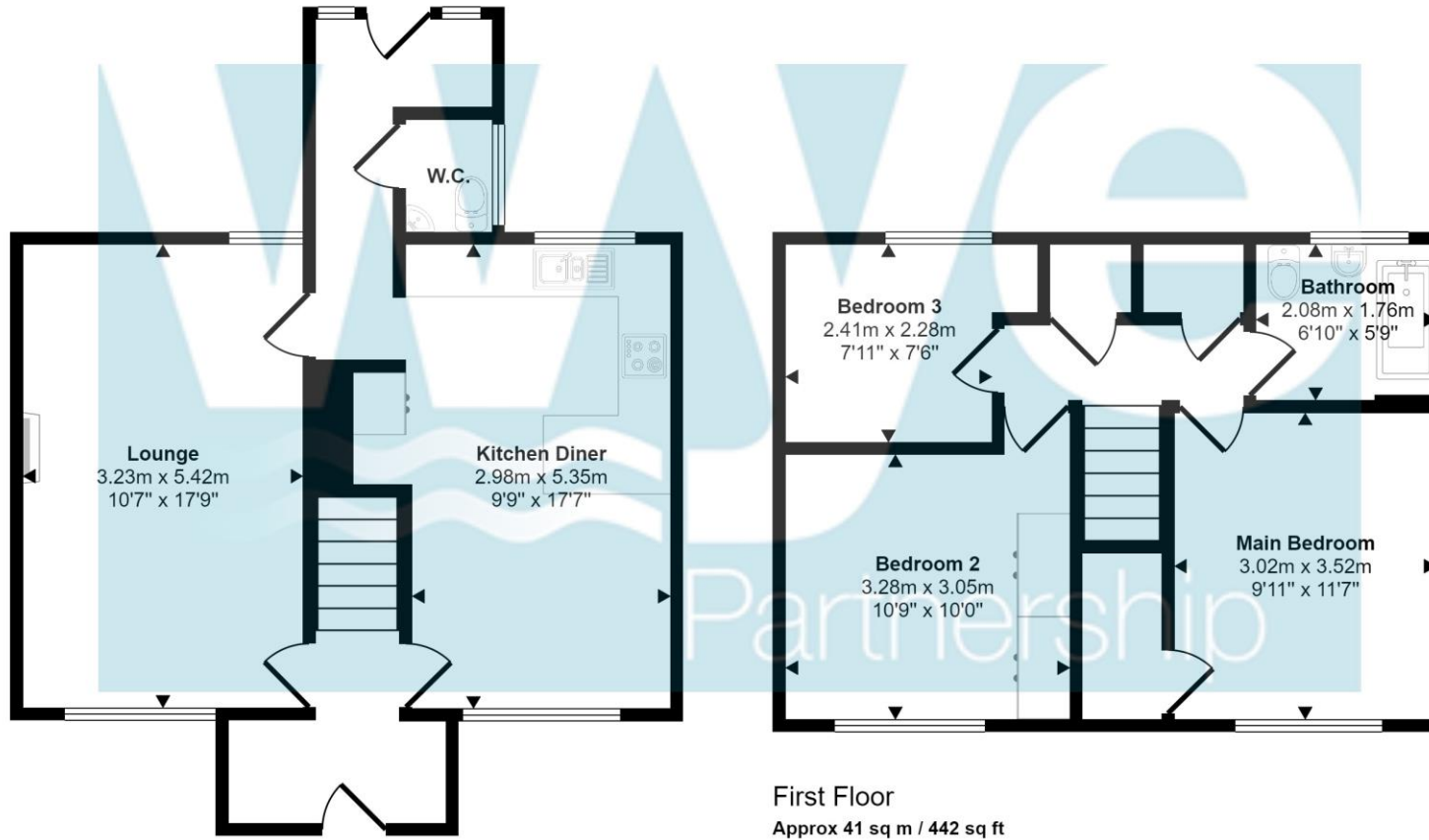
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

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Approx Gross Internal Area  
90 sq m / 970 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.