



Estate Agents  
**Hurst**

71 Lane End Road, High Wycombe, Buckinghamshire, HP12 4JF

£550,000

## 71 Lane End Road, High Wycombe, Buckinghamshire, HP12 4JF

A bright and spacious three bedroom detached family home offering potential to extend (STPP). The property is located in the sought after Sands region of High Wycombe within close proximity to junction 4 of the M40 and two of the towns most highly regarded grammar schools; Wycombe High and John Hampden. The accommodation comprises: spacious entrance hall, guest cloakroom, lounge with bay window, dining room, fitted kitchen, utility room, three bedrooms and four piece family bathroom. The property further benefits: ample driveway parking, garage, large enclosed rear garden, large store room, gas central heating and UPVC double glazing.



**DETACHED FAMILY HOME**  
**THREE BEDROOMS**  
**AMPLE DRIVEWAY PARKING**  
**LARGE GARAGE**  
**LOUNGE WITH BAY WINDOW**  
**GUEST CLOAKROOM**  
**UTILITY ROOM**  
**POTENTIAL TO EXTEND (STPP)**  
**FLAT LEVEL PLOT**  
**LARGE ENCLOSED GARDEN**







**Lane End Road**  
 Approximate Gross Internal Area  
 Ground Floor = 807 sq ft / 75.0 sq m  
 (Including Garage)  
 First Floor = 492 sq ft / 45.7 sq m  
 Store = 170 sq ft / 15.8 sq m  
 Total = 1469 sq ft / 136.5 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk