



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, NEWLY FITTED kitchen, NEWLY FITTED utility room, three bedrooms and NEWLY FITTED 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.

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