



Clayton Road  
Lane End



bonners & babingtons



Clayton Road,  
Lane End,  
Buckinghamshire,  
HP14 3GA

Price £650,000

A fabulous 3 bedroom modern family home situated in an exclusive quiet close in this sought after village with stunning contemporary interior and enjoying excellent transport links.

The accommodation briefly comprises on the ground floor, a spacious entrance hallway, where all ground floor rooms lead from, kitchen with integrated appliances such as double oven, dishwasher, gas hob and fridge freezer. The property has been extended to create a stunning and spacious living/dining room and boasts bi-fold doors to the rear garden, meaning this room is flooded with natural light. There is also a separate utility room with integrated washing machine, dryer, fridge and freezer with access through to the car port, ideal for storage. There is also a downstairs WC.

On the first floor there are two good size double bedrooms and a family bathroom with a bath and overhead shower. On the second floor, the principle bedroom boasts a en suite with a walk in shower and dressing area with several built in storage cupboards.

Outside

The sunny rear garden is laid mainly with artificial lawn, making it easy to maintain throughout the year and offers a sociable patio area with ambient lighting, ideal for entertaining and alfresco dining. To the front of the property, there is a good size driveway and carport with useful storage space.



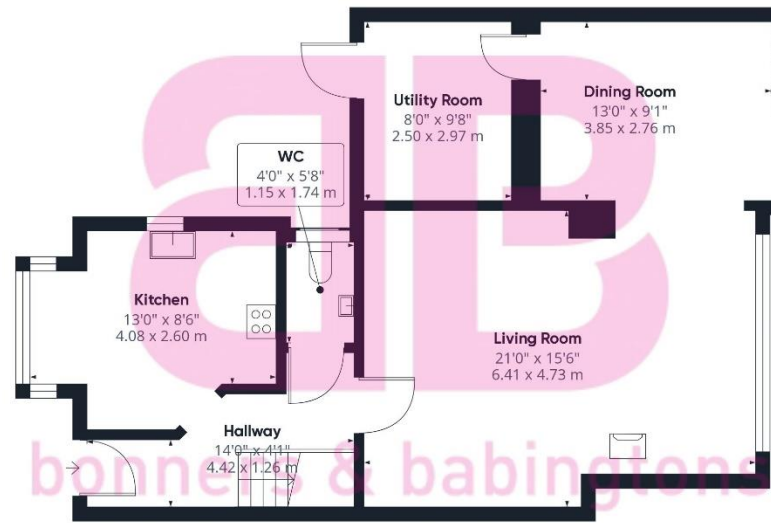




Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of a number of delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants. The larger towns of Marlow, High Wycombe and Maidenhead are readily accessible offering excellent shopping, sporting and social facilities as well as schools for children of all ages.

Each has a railway station, Marlow serving Paddington via Maidenhead which will connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

EPC – TBC  
Council Tax Band D



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1397.91 ft<sup>2</sup>  
129.87 m<sup>2</sup>

**Reduced headroom**

13.45 ft<sup>2</sup>  
1.25 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

1 Karenza, Wycombe Road,  
Stokenchurch, Buckinghamshire, HP14  
3DA

01494 485560

www.bb-estateagents.co.uk

