



bonners & babingtons

Clayton Road
Lane End

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Lane End
High Wycombe
Buckinghamshire

HP14 3GA

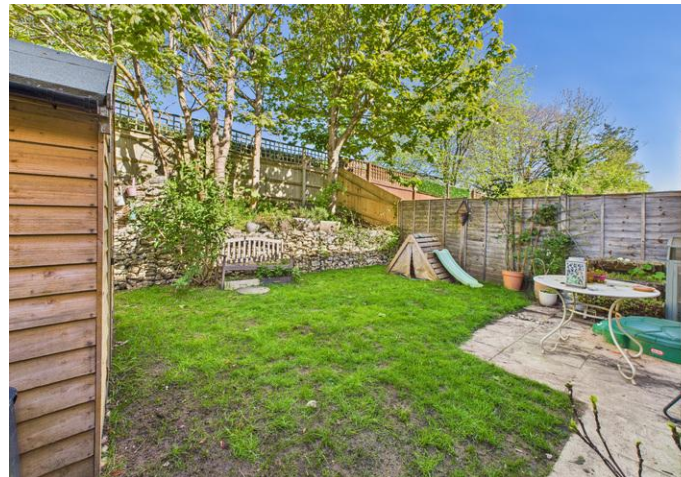
Price £535,000

A fabulous 3 bedroom semi detached home with a stylish contemporary interior located on an exclusive development in this highly regarded village with excellent transport links.

The accommodation briefly comprises entrance hall, cloakroom, living room with French doors opening onto the rear entertaining terrace, a luxury kitchen/dining room with integrated appliances and a WC.

Upstairs, there are 3 double bedrooms, two double rooms on the first floor as well as the family bathroom. The principle bedroom on the second floor with a superb ensuite.

Outside there is an enclosed rear garden with patio terrace ideal for alfresco dining and carport with driveway parking alongside. The property also benefits from bespoke shutters throughout, double glazing and gas central heating.



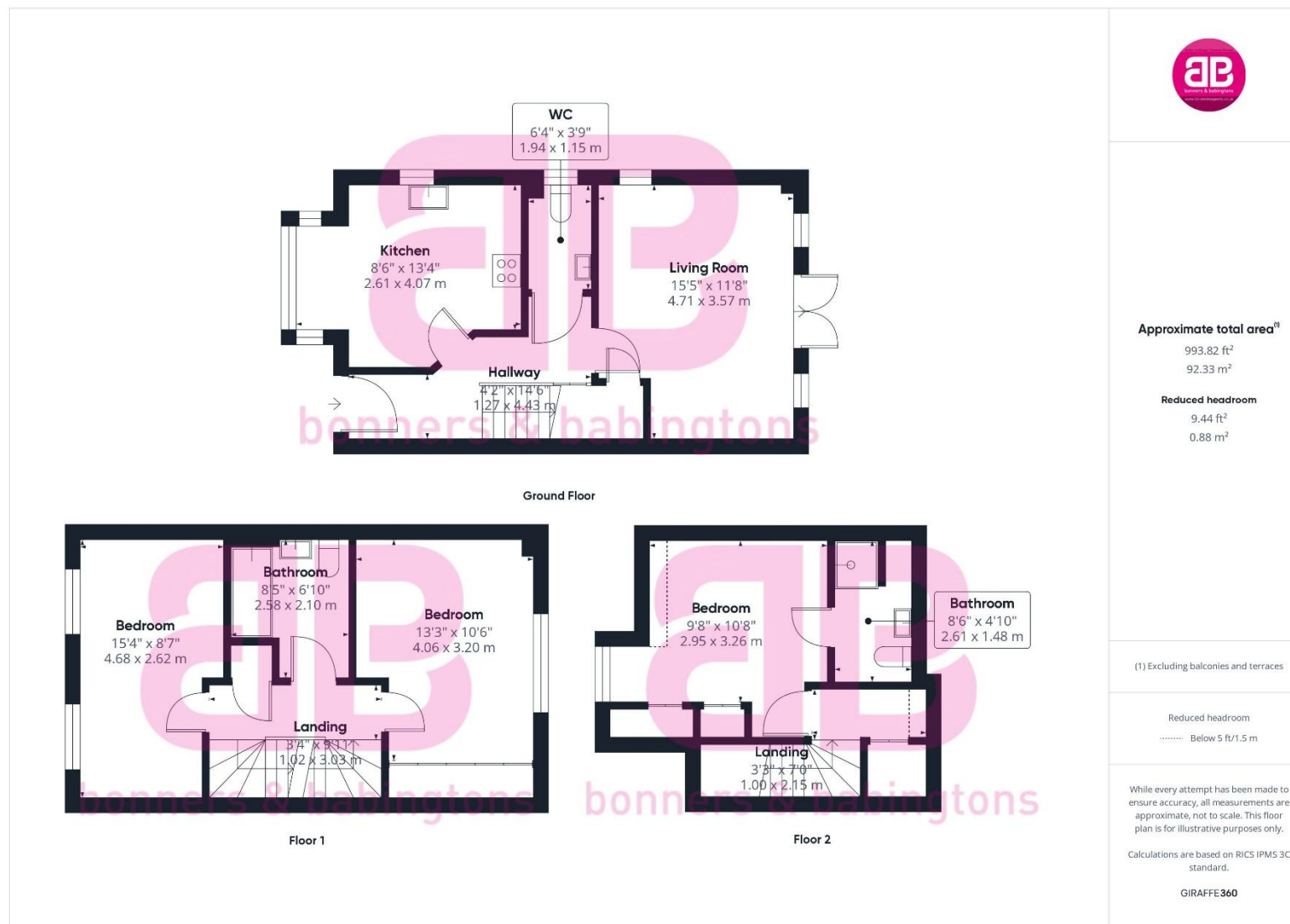


Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of a number of delightful walks across surrounding Chiltern 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 in 2020) and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).



Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			



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

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