



**Connells**

Jubilee Cottage Marlow Road  
Lane End High Wycombe





### Property Description

Semi-detached house located in the village of Lane End. Offered to the market in excellent condition with versatile accommodation. The property boasts a large open plan reception room which spans from front to back of the property and is currently set up as three separate areas, front reception room with fireplace and a bay window, leading into the living room and on into the dining room which has door leading to the rear garden. The kitchen / utility is light and airy with windows overlooking the rear garden and side aspect; the wall and base level units provide plenty of storage, integrated oven and hob with cooker hood, and space for white goods.

Bedroom four, which could also be used as a study, is located on the ground floor, with a partly tiled ensuite with shower cubicle, WC and wash hand basin with vanity.

The principal bedroom, located on the first floor, has bay window to the front aspect and chimney breast. There are two further bedrooms on this floor and the family bathroom with bath, WC and wash hand basin with vanity.

The property benefits from driveway parking for four cars, and gated side access to the garden. There are two outbuildings, one of which has been set up as a bar, great for entertaining on a summers evening; and a workshop. The mature rear garden is fully enclosed and south facing. With a range of beds, chicken coup, pond, swing, green house. The garden backs on to an orchard and fields.

### Entrance Hall

15' 3" max x 6' 4" max ( 4.65m max x 1.93m max )

### Reception Room

11' 5" max x 10' 8" max ( 3.48m max x 3.25m max )

### Living Room

33' 6" max x 10' 8" max ( 10.21m max x 3.25m max )

### Dining Room

9' 3" max x 9' 9" max ( 2.82m max x 2.97m max )

### Kitchen

17' 3" max x 13' 1" max ( 5.26m max x 3.99m max )

### Utility

7' 3" max x 6' 4" max ( 2.21m max x 1.93m max )

### Bedroom Four/Study

8' 7" max x 6' 4" max ( 2.62m max x 1.93m max )

### Ensuite

7' 6" max x 6' 3" max ( 2.29m max x 1.91m max )

### Landing

9' 1" max x 6' 9" max ( 2.77m max x 2.06m max )

### Bedroom One

13' 8" max x 10' 1" max ( 4.17m max x 3.07m max )

### Bedroom Two

12' 7" max x 10' 1" max ( 3.84m max x 3.07m max )

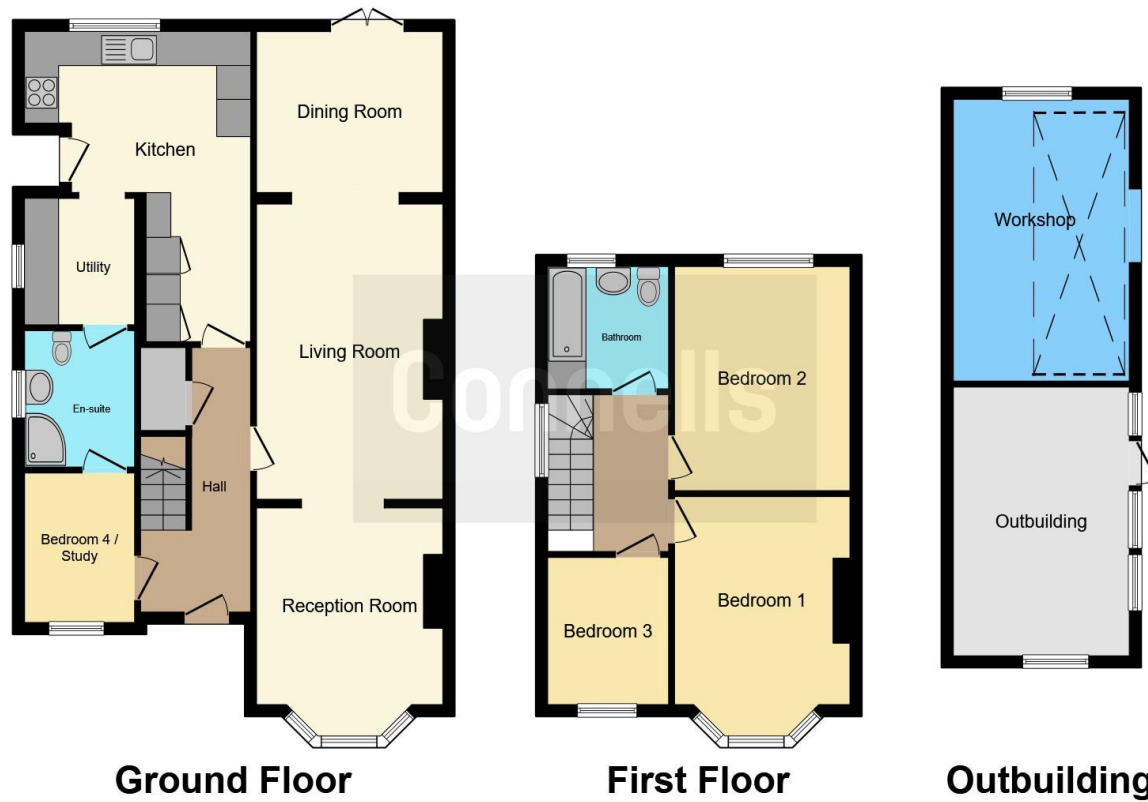
### Bedroom Three

8' 5" max x 6' 5" max ( 2.57m max x 1.96m max )

### Bathroom

7' 1" max x 6' 5" max ( 2.16m max x 1.96m max )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

**EPC Rating: C**

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Tenure: Freehold



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