



**Connells**

Cater Road  
Lane End High Wycombe



### Property Description

Well-presented end of terrace house located in the village of Lane End. The property has a large front garden, mainly laid to lawn and bordered by mature plant and shrubs and with a footpath leading to the front door. The entrance hall has stairs leading to the first floor and has doors to downstairs cloakroom with WC and wash hand basin. There is a large open plan living room / dining with serving hatch into the kitchen and patio doors leading to the rear garden. The modern kitchen has wall and base level units with integrated oven and hob, space for white goods, tiled splashbacks, wall mounted boiler and door to the rear garden. Upstairs are three good sized bedrooms as well as the fully tiled family bathroom with shower over the bath, WC and wash hand basin. Fully enclosed rear garden with footpath and steps leading to the outbuilding and gated access to the residents parking at the rear of the property.

The local area has a number of amenities including shops and a primary school. The larger town of High Wycombe is a short drive and offers excellent shopping, sporting and social facilities as well as schools for children of all ages. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

### Entrance Hall

#### WC

2' 6" max x 5' 7" max (0.76m max x 1.70m max)

#### Living Room

11' 6" max x 11' max (3.51m max x 3.35m max)

#### Dining Room

14' max x 8' 9" max (4.27m max x 2.67m max)

#### Kitchen

8' 5" max x 9' 8" max (2.57m max x 2.95m max)

#### Bedroom One

10' max x 13' 4" max (3.05m max x 4.06m max)

#### Bedroom Two

8' 8" max x 12' 4" max (2.64m max x 3.76m max)

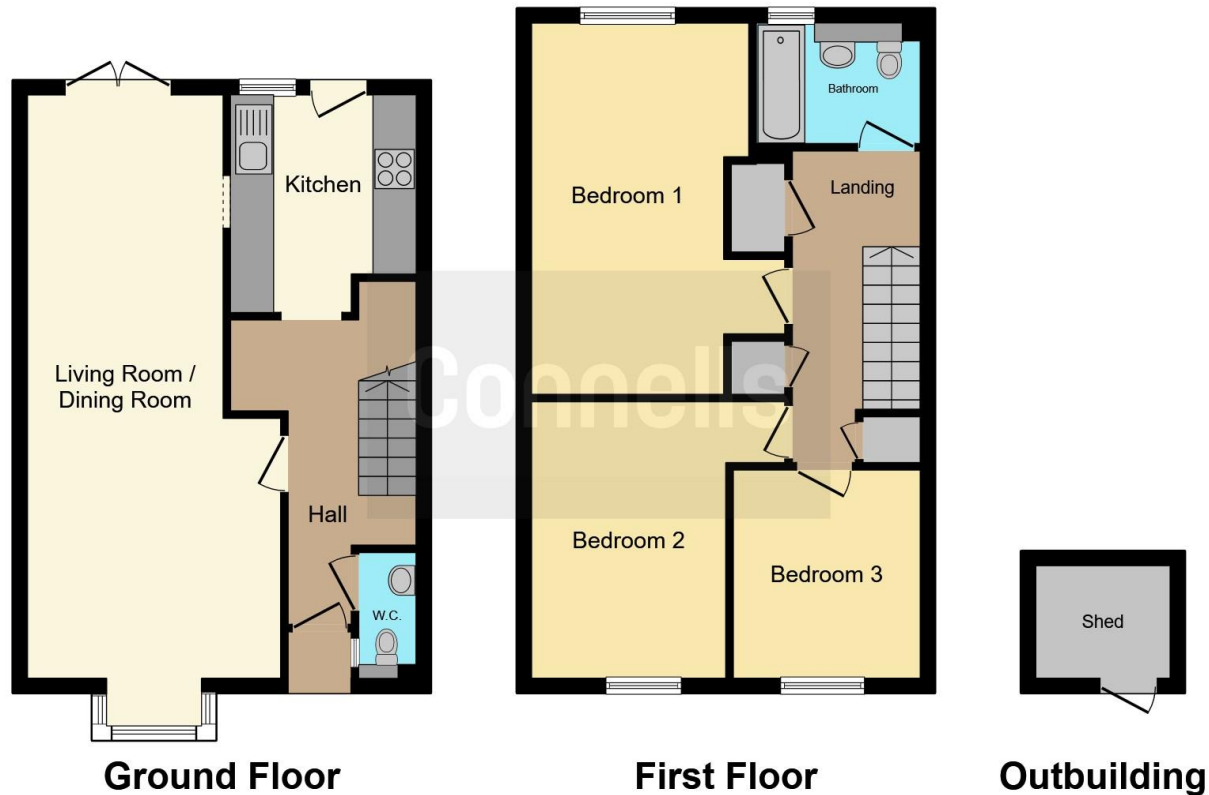
#### Bedroom Three

8' 6" max x 9' 6" max (2.59m max x 2.90m max)

#### Bathroom

7' max x 5' 1" max (2.13m max x 1.55m 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

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**EPC Rating: Awaited**

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Tenure: Freehold



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