



Connells

Cater Road
Lane End High Wycombe



Property Description

Mid-terrace family home located in the village of Lane End and offered to the market with no onward chain.

The property comprises of a porch that leads into the entrance hall, with large storage cupboard and stairs rising to the first floor. Large open plan living room / dining with window to front aspect and double doors leading to the rear garden. The kitchen was re-fitted and re-tiled approximately 4 years ago and has a range of wall and base level units, combi boiler, integrated oven and hob with cooker hood, space for white goods. Window and rear door to garden. To the first floor are three storage cupboards. The principal bedroom has a TV point and fitted wardrobes. Second double bedroom and a third smaller bedroom with fitted drawer unit. The family bathroom is partly tiled with shower over bath, WC and wash hand basin with vanity.

There is a good size front garden, mainly laid to lawn with a footpath leading to the front door. The fully enclosed rear garden was re-landscaped in 2023; it is mostly paved with hot tub and seating areas. Plants, including a herb garden are well established and this area has been designed for al fresco dining and entertaining. The rear gate leads out to the off-street parking.

Lane End Primary School and a recreation ground are just a few minutes' walk from the property. The village also has amenities including shops. The larger town of High Wycombe is a short drive and offers excellent shopping, sporting, and social facilities

Cloakroom

Storage

Living Room

22' 5" max x 11' 5" max (6.83m max x 3.48m max)

Kitchen

8' 2" max x 8' 6" max (2.49m max x 2.59m max)

Bedroom One

17' 8" max x 8' 7" max (5.38m max x 2.62m max)

Bedroom Two

11' 4" max x 10' 1" max (3.45m max x 3.07m max)

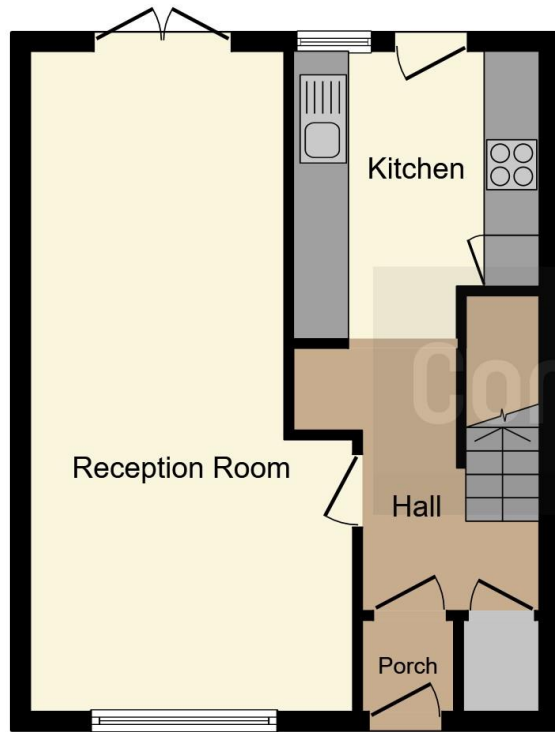
Bedroom Three

8' 9" max x 6' 5" max (2.67m max x 1.96m max)

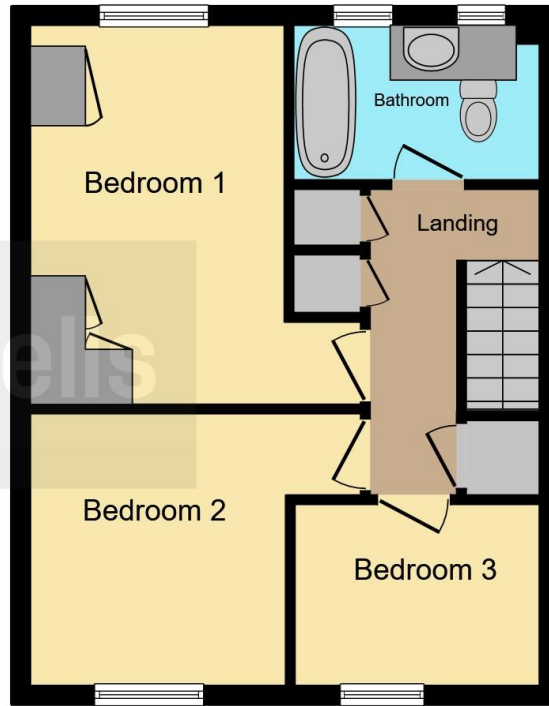
Bathroom

8' 4" max x 5' 8" max (2.54m max x 1.73m max)





Ground Floor



First Floor

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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Tenure: Freehold



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