



31 CATER ROAD, LANE END
PRICE: £399,950 FREEHOLD

am ANDREW
MILSOM

**31 CATER ROAD
LANE END
BUCKS HP14 3JD**

PRICE: £399,950 FREEHOLD

This well presented four bedroom end terrace house situated in a quiet residential area, ideal for a young growing family.

**FRONT & REAR GARDENS:
FOUR BEDROOMS –
EASILY CONVERTABLE TO THREE:
CLOAKROOM: LOUNGE:
REFITTED BATHROOM:
KITCHEN/DINING ROOM:
SEPARATE PARKING:
DOUBLE GLAZING REPLACED IN 2020:
GAS CENTRAL HEATING.**

TO BE SOLD: rarely available in this price range a four bedroom end of terrace property which has been modernised with new double glazed windows and doors and bathroom by the current owner and offers versatile and well presented accommodation. There are front and rear gardens with parking in the nearby parking area. The property is located in a quiet residential area and is within easy level walking distance of Lane End village which has shops for day-to-day needs. In the village can also be found a school and doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at High Wycombe (Junction 4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead with links to Crossrail later this year and Marylebone respectively. The accommodation comprises:

ENTRANCE PORCH With part glazed front door, quarry tiled flooring, large storage cupboard and meter cupboard, double glazed door to

HALLWAY three large storage cupboards, laminate flooring, stairs to First Floor with a deep cupboard under, radiator, double glazed door to Rear Garden, telephone point.



LOUNGE radiator, double glazed window to front, television aerial point, coved ceiling.



KITCHEN/DINING ROOM fitted with an excellent range of white wall and floor kitchen units comprising cupboards and drawers and pull

out larder with work surfaces over, one and a half bowl stainless steel sink unit, built in gas hob and built in electric double oven with stainless steel extractor hood over, space for dishwasher, washing machine and fridge freezer, part tiled walls, timber slate effect flooring, coved ceiling, cupboard with gas central heating boiler.



CLOAKROOM low level w.c. with concealed cistern with shelf unit, wash basin in vanity cupboard, chromium heated towel rail, part tiled walls, Travertine tiled flooring, double glazed window.

FIRST FLOOR

LANDING airing cupboard with fitted hot water cylinder and immersion, wood laminate flooring, access to loft, part boarded with light.



BEDROOM ONE double glazed window, radiator and full-length triple door fitted wardrobe with one mirror door.

BEDROOM TWO double glazed window and radiator.

BEDROOM THREE radiator and double glazed window.

BEDROOM FOUR radiator and double glazed window, over stairs storage cupboard.



FAMILY BATHROOM Refitted white suite of L shaped bath with shower screen and thermostatic digital mixer shower, low level w.c., wash basin in vanity cabinet with two drawers, Mirrored cabinet with electric shaving point, fully tiled walls, double glazed window, extractor fan, heated towel rail.

OUTSIDE



TO THE FRONT is laid to lawn with path, low fencing on three sides.



THE REAR GARDEN is chiefly laid to lawn with paved patio area, garden shed, outside tap

and fenced on three sides with rear pedestrian gate leading to **PARKING AREA**.

SC14880718

EPC BAND: C. COUNCIL TAX D.

VIEWING: please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

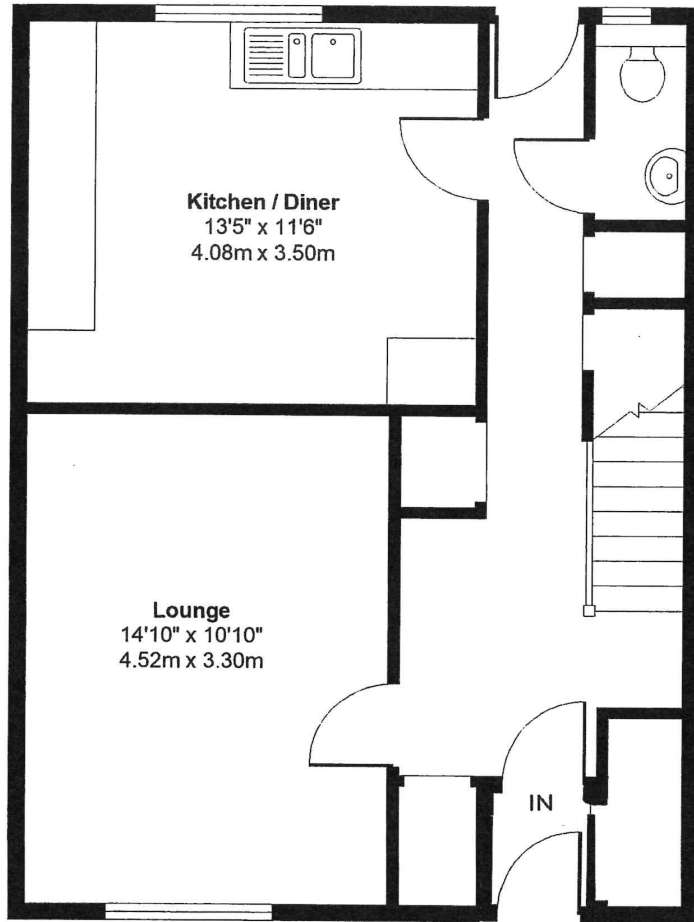
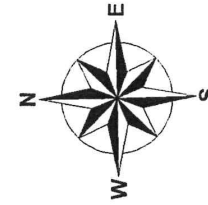
DIRECTIONS: using the postcode **HP14 3JD** number 31 is the third property on the right hand side.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

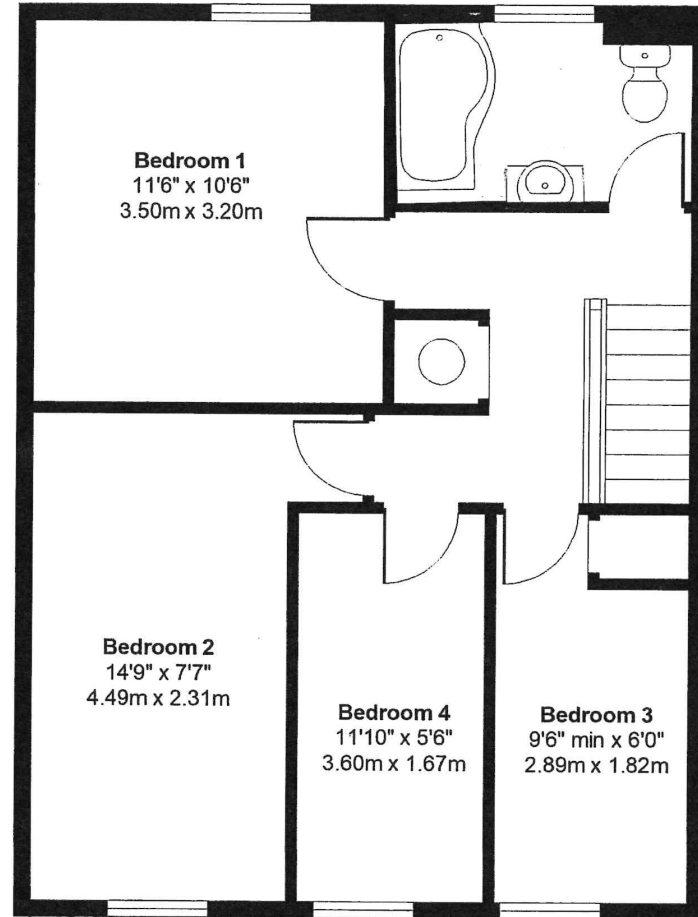
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Ground Floor
Approx 571 sq ft - 53 sq m
(gross external)



First Floor
Approx 571 sq ft - 53 sq m
(gross external)