



PARK LODGE, LANE END
PRICE: £550,000 FREEHOLD



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LANE END
BUCKS HP14 3ED**

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A recently improved three bedroom detached bungalow providing ample scope to remodel and extend, subject to the usual planning consent, situated in this popular village setting.

**75' SOUTH FACING REAR GARDEN:
THREE BEDROOMS: SHOWER ROOM:
ENTRANCE HALL: SITTING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
CONSERVATORY: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
28' GARAGE: AMPLE DRIVEWAY PARKING:
LARGE LOFT PROVIDING POTENTIAL FOR
CONVERSION TO CREATE ADDITIONAL
ACCOMMODATION SUBJECT TO
PLANNING. NO ONWARD CHAIN.**

TO BE SOLD: a mature detached bungalow that has been much improved over recent times now providing well-kept and good sized living accommodation worthy of an internal inspection. Park Lodge is situated within a few minutes of Lane End village centre which has shops for day to day needs, doctor's surgery and primary school, whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at High Wycombe, for Oxford, Birmingham and London and there are railway stations at Marlow and High Wycombe serving Paddington, via Maidenhead, which links to the Elizabeth Line and Marylebone respectively. The accommodation comprises:

ENTRANCE HALL loft hatch with pull down ladder providing access to a partly boarded and spacious loft space, radiator.



KITCHEN/BREAKFAST ROOM refitted with a matching range of floor and wall units, roll edge work surfaces, gas hob with extractor fan over, electric oven, concealed central heating boiler, integrated dishwasher, space and plumbing for washing machine, single drainer single bowl sink unit, dual aspect double glazed windows, laminated wood flooring, radiator, space for fridge and freezer, door to

CONSERVATORY full double glazed with doors to garden, radiator and additional electric heater.



SITTING ROOM dual aspect room with double glazed windows, radiator, television aerial point.



BEDROOM ONE front aspect room with double glazed window, radiator.



BEDROOM TWO rear aspect room with double glazed window, radiator.

BEDROOM THREE side aspect room with double glazed frosted window, radiator.

SHOWER ROOM comprising tile and glazed shower cubicle, low level w.c., vanity wash hand basin, heated towel rail, extractor fan, tiled splashbacks, tiled flooring.

OUTSIDE

TO THE FRONT of the property is a small area of garden with adjacent driveway parking for several cars leading to

LARGE DETACHED GARAGE with up and over door, light and power, space and plumbing for washing machine, further domestic appliance space. This could be converted to create additional and useful accommodation, subject to usual planning consent.



THE REAR GARDEN which measures approximately 75' (22.86m) in length and is south facing. The garden is predominantly laid to lawn with paved seating area and screening provided by panel fencing and mature hedges.

M33330924 **EPC BAND: TBC**

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode HP14 3ED.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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**

Approximate Gross Internal Area = 89.8 sq m / 966 sq ft
Outbuilding = 29.8 sq m / 321 sq ft
Total = 119.6 sq m / 1,287 sq ft

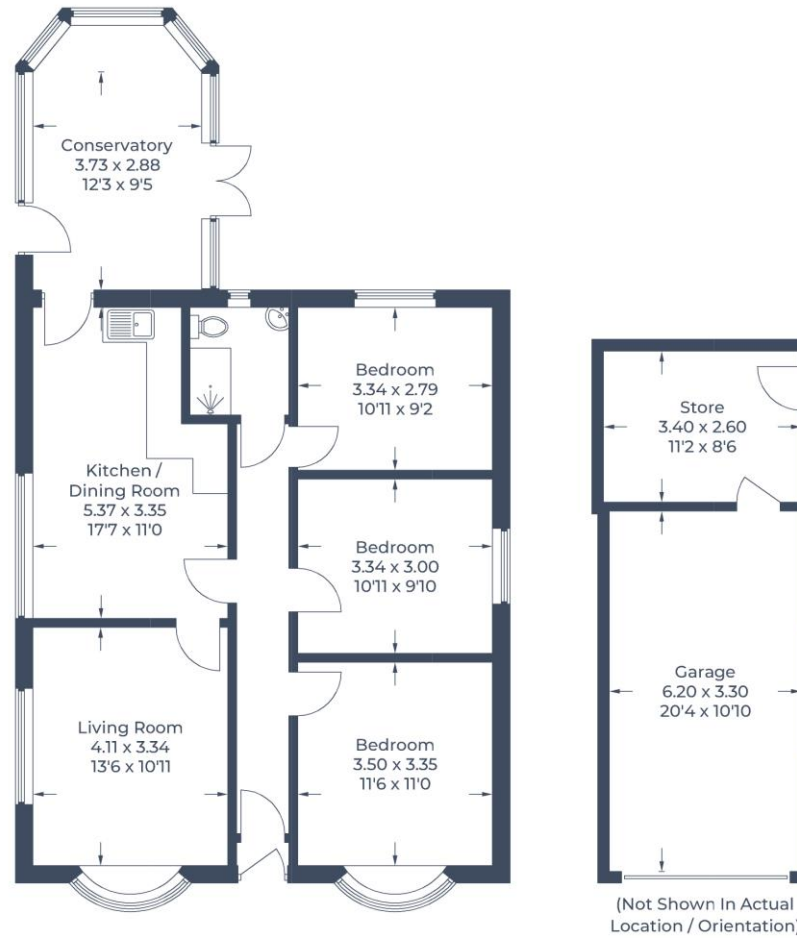


Illustration for identification purposes only,
measurements are approximate, not to scale.

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