



5 THE OLD BAKERY, LANE END
PRICE: £585,000 FREEHOLD

am ANDREW
MILSOM

**5 THE OLD BAKERY
LANE END
BUCKS HP14 3JR**

PRICE: £585,000 FREEHOLD

An attractive three bedroom brick and flint detached home benefiting from secure gated private parking and a delightful location in the centre of this popular Chiltern village

**ATTRACTIVE REAR GARDEN:
THREE BEDROOMS:
FAMILY BATHROOM: CLOAKROOM:
KITCHEN/BREAKFAST ROOM:
DINING/LIVING ROOM:
GAS CENTRAL HEATING:
LEADED WINDOWS: SECURE GATED
CAR PARK: TWO PARKING SPACES.**

TO BE SOLD: Conveniently located in the centre of the pleasant Chiltern Village of Lane End just four miles north of Marlow, this attractive brick and flint detached home offers well planned accommodation and is set in a partly walled private rear garden with the added benefit of security gated parking. The property is likely to suit a couple or a small family and is part of an pleasant development of two detached houses and conversion of the Old Bakers Shop in the village. Lane End village has shops for day-to-day needs, school and doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at Handy Cross (J4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead and Marylebone respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** with coved ceiling, leaded light side window.

CLOAKROOM with leaded light window, wooden floor, radiator extractor fan and white suite of low level w.c., wash hand basin.



DINING ROOM/LIVING ROOM leaded light window to front, French doors opening to rear garden, brick built fire place with wooden mantle over and stone hearth, large under stairs storage cupboard, two double radiators, wall light points, space for dining table, wooden floor.



KITCHEN/BREAKFAST ROOM range of limed oak wall and base units with work tops, one and a half bowl sink unit, Neff electric oven, four ring gas hob, cooker hood, appliances comprising washing machine/dryer, slim-line dishwasher, fridge & freezer, tiled walls & floor, part glazed door to side, window overlooking the garden, radiator, Potterton gas fired boiler.

FIRST FLOOR LANDING loft access, wood floor, airing cupboard, hot water cylinder,



BEDROOM ONE double aspect with leaded light windows, wardrobe, wooden floor, radiator.



BEDROOM TWO front aspect with leaded light window, built in wardrobes, radiator



BEDROOM THREE rear aspect with leaded light window, built in double cupboard, radiator.



BATHROOM with white suite of panelled bath with separate shower, part tiled walls, low level w.c., wash basin, heated towel rail, extractor fan, radiator.

OUTSIDE



THE REAR GARDEN is attractively laid out and enclosed with panelled fencing and brick walling. There is a wide paved patio area with shaped lawn, mature flower and shrub borders, paved area with timber shed to side, water tap, outside light. There is an area for bins and a paved pathway with gated access to the parking. Area, The rear is south/west facing.



PRIVATE PARKING AREA with coded security gate and **PARKING FOR TWO CARS**

M47990924 **EPC BAND: D**
COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **HP14 3JR** take the right turn, just before North's Garage, into The Row. Proceed along The Row where 5 The Old Bakery can be found on the left hand side. The gated parking is immediately to the right of the property

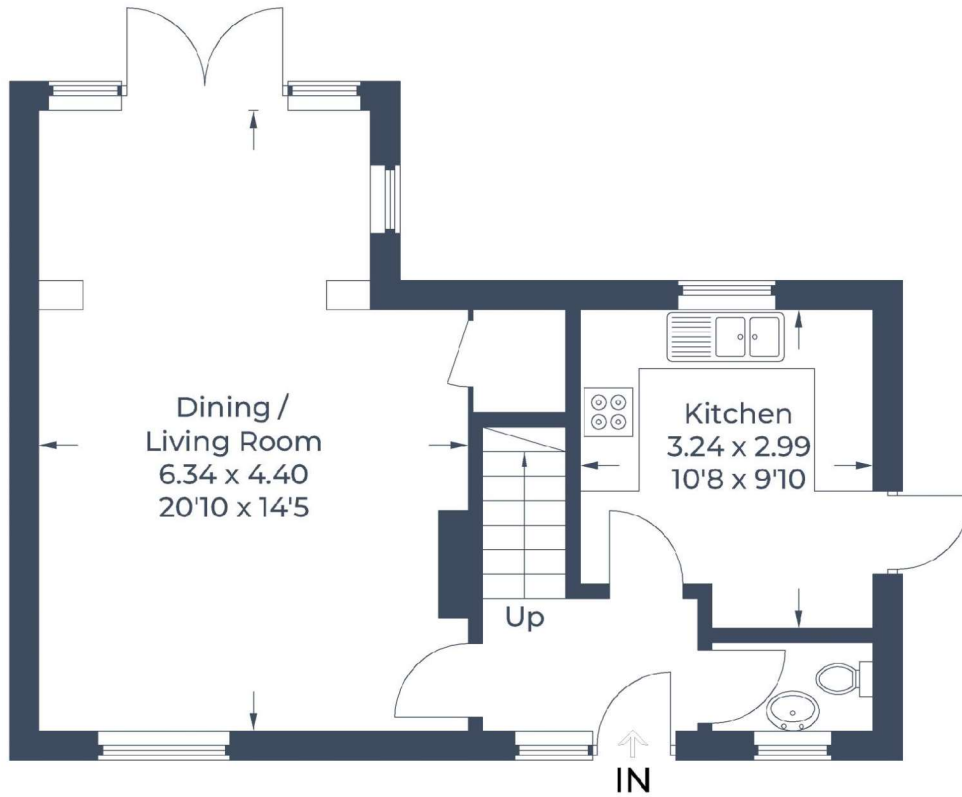
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

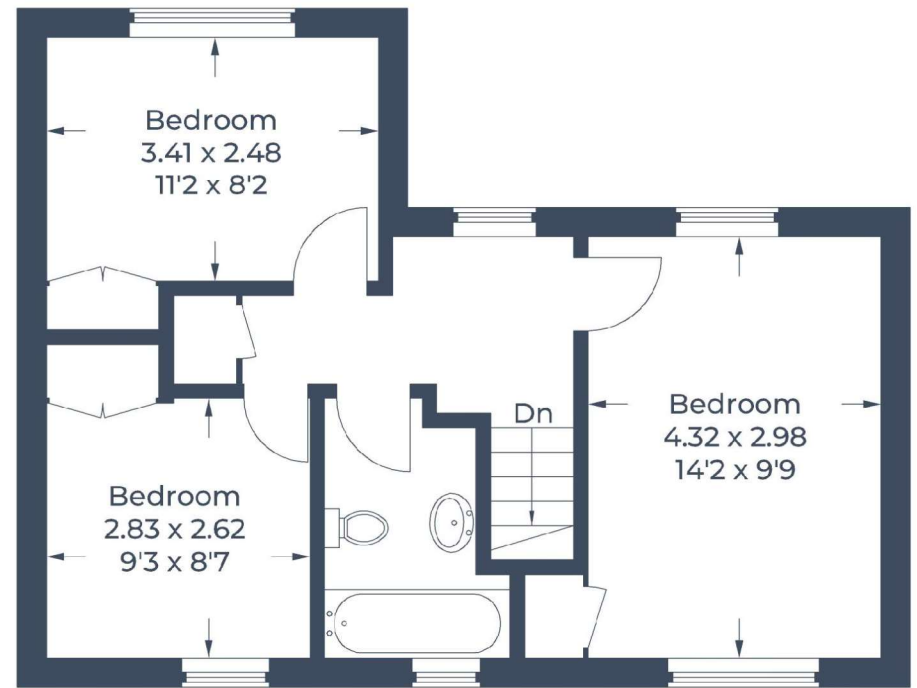
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 44.2 sq m / 476 sq ft
First Floor = 43.7 sq m / 470 sq ft
Total = 87.9 sq m / 946 sq ft



Ground Floor



First Floor

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

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