



4 LINES ROAD, LANE END
PRICE: £385,000 FREEHOLD

am ANDREW
MILSON

**4 LINES ROAD
LANE END
BUCKS HP14 3LH**

PRICE: £385,000 FREEHOLD

An extremely well presented and recently extended three bedroom terraced home situated in this convenient cul de sac setting within easy access of the village centre.

**LOW MAINTENANCE REAR GARDEN:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL: CLOAKROOM:
UTILITY ROOM: SITTING ROOM:
DINING ROOM: REFITTED KITCHEN:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
RESIDENTS PARKING.**

TO BE SOLD: a recently remodelled and extended three bedroom mid terrace home providing well-kept and good sized living accommodation worthy of an internal inspection. The village of Lane End 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:

Part glazed front door to **ENTRANCE HALL** wooden flooring, cloaks cupboard, stairs to First Floor Landing with storage recess under, radiator.

UTILITY ROOM matching floor and wall cupboards, space and plumbing for washing machine and tumble dryer, single bowl sink unit.

CLOAKROOM comprising low level w.c., vanity wash hand basin, tiled floor.



SITTING ROOM rear aspect room with wooden flooring, television aerial point, radiator and wide opening to



DINING ROOM rear aspect room with double glazed bi-folding doors to garden, wooden flooring, radiator, leading through to



KITCHEN recently refitted with a matching range of shaker style floor and wall units, wooden work surfaces, inset gas hob with extractor fan over and electric oven below, one and a half bowl single drainer sink unit with waste disposal, integrated dishwasher, front aspect double glazed window and tiled floor.

FIRST FLOOR

LANDING access to loft space, shelved cupboard.



BEDROOM ONE rear aspect room with double glazed window, built in wardrobes, radiator.



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

BEDROOM THREE dual aspect room with double glazed windows, radiator.



BATHROOM comprising enclosed panel bath with Aqualisa shower over, vanity wash hand basin, low level w.c., heated towel rail, tiled floor, double glazed frosted window.

OUTSIDE



TO THE REAR of the property is a private area of garden with full width paved patio area leading to the remainder of the garden which is laid to lawn with pathway leading to the rear gate, timber garden shed, panel fence surround.

PARKING there are residents parking bays in the cul de sac.

M48051024 EPC BAND: C

COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode **HP14 3LH** and from the centre of Lane End village proceed down The Row following the road round to the right. Take the turning on the left into Mount Pleasant and follow the road around to the left into Lines Road.

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
Ground Floor = 52.6 sq m / 566 sq ft
First Floor = 43.2 sq m / 465 sq ft
Total = 95.8 sq m / 1,031 sq ft

