



OLD BARN COTTAGE, LANE END
PRICE: £670,000 FREEHOLD

am ANDREW
MILSOM

**OLD BARN COTTAGE
62B THE ROW
LANE END
BUCKS HP14 3JU**

PRICE: £670,000 FREEHOLD

This forty year old three bedroom detached cottage style home is situated in the sought after village of Lane End overlooking common land and offers exceptionally well presented accommodation.

**70' SOUTH FACING GARDEN:
THREE DOUBLE BEDROOMS:
ENSUITE SHOWER ROOM: BATHROOM:
GROUND FLOOR CLOAKROOM:
LIVING ROOM WITH DINING ALCOVE:
KITCHEN/BREAKFAST ROOM:
UTILITY AREA: DOUBLE GLAZING:
GAS CENTRAL HEATING: PARKING:
INTEGRAL GARAGE.**

TO BE SOLD: this attractive red brick detached home with flint panels was built in 1984 on a south facing plot. This impressive property has been much improved and particularly well maintained by the current owners and as a result an internal inspection is highly recommended. This will reveal particularly good sized rooms of great character including a modern kitchen/breakfast room and a double aspect living room with dining alcove and fireplace. There is a delightful south facing rear garden, plenty of parking and a garage, whilst this home is also ideally located close to Lane End Playing fields, the High Street and to walks over common land to Chiltern countryside. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to Paddington which links to the Elizabeth Line. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE stone step and part glazed front door to

RECEPTION HALL tiled floor, stairs to First Floor, radiator, wall thermostat, door to Living Room and door to

CLOAKROOM refitted with suite of low level w.c., corner basin with tiled splashback, tiled floor, airing cupboard housing lagged hot water cylinder with immersion heater and shelving.



LIVING ROOM double aspect with bay window to front and double glazed double doors to rear, two radiators, recess for television, contemporary 'hole in the wall' fireplace with gas fire and functioning chimney, oak floor and beams, openings to Kitchen.
DINING ALCOVE with seating for four.



KITCHEN/BREAKFAST ROOM double aspect and refitted with comprehensive range of cream coloured wall and base units with Quartz contrasting black working surfaces with butlers sink, catering style mixer tap, Neff dishwasher, fitted drawers, space for fridge freezer, Rangemaster cooker with one electric and one gas oven, five gas hobs with back plate and cooker hood, slate floor, double glazed door to outside, radiator, breakfast bar for two with fitted cupboards, retractable cupboard, tiled wall surrounds and wide opening to;



UTILITY AREA slate floor, under stairs cupboard, Worcester gas fired boiler, fuse board, working surface with space and plumbing for washing machine, wall cupboards.

FIRST FLOOR LANDING access to insulated loft, radiator.



BEDROOM ONE double glazed window overlooking The Common, Velux roof light, eaves storage, radiator, range of fitted wardrobes, door to

ENSUITE SHOWER ROOM white suite of shower cubicle with Aqualisa shower unit, wash basin with vanity cupboard, low level w.c., vinyl floor, Velux roof light, heated towel rail with inset radiator.



BEDROOM TWO double glazed window overlooking The Common, double wardrobe, radiator, tiled floor.

BEDROOM THREE double glazed window overlooking the rear garden, radiator, double wardrobe.



BATHROOM white suite of roll top bath with shower attachment, low level w.c., pedestal basin, partly tiled walls, tiled floor, heated towel rail with inset radiator.

OUTSIDE

TO THE FRONT is a block paved driveway for three vehicles with pebbled bed, gated side access and outside lighting. **INTEGRAL GARAGE** up and over door, light and power.



THE REAR GARDEN is a feature of the property with a private flagstone patio with outside tap and light, gated side access, steps up to a landscaped garden with pebbled area, shaped lawn areas with winding pathway, well stocked flower borders with panel fencing and a wooden Pergola ideal for alfresco

dining and set on a flagstone base with screening trees. The rear garden has a pleasant southerly aspect and is approximately 70' (21.34m) in depth.



M48300225 **EPC BAND: C**
COUNCIL TAX BAND: E

VIEWING: Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

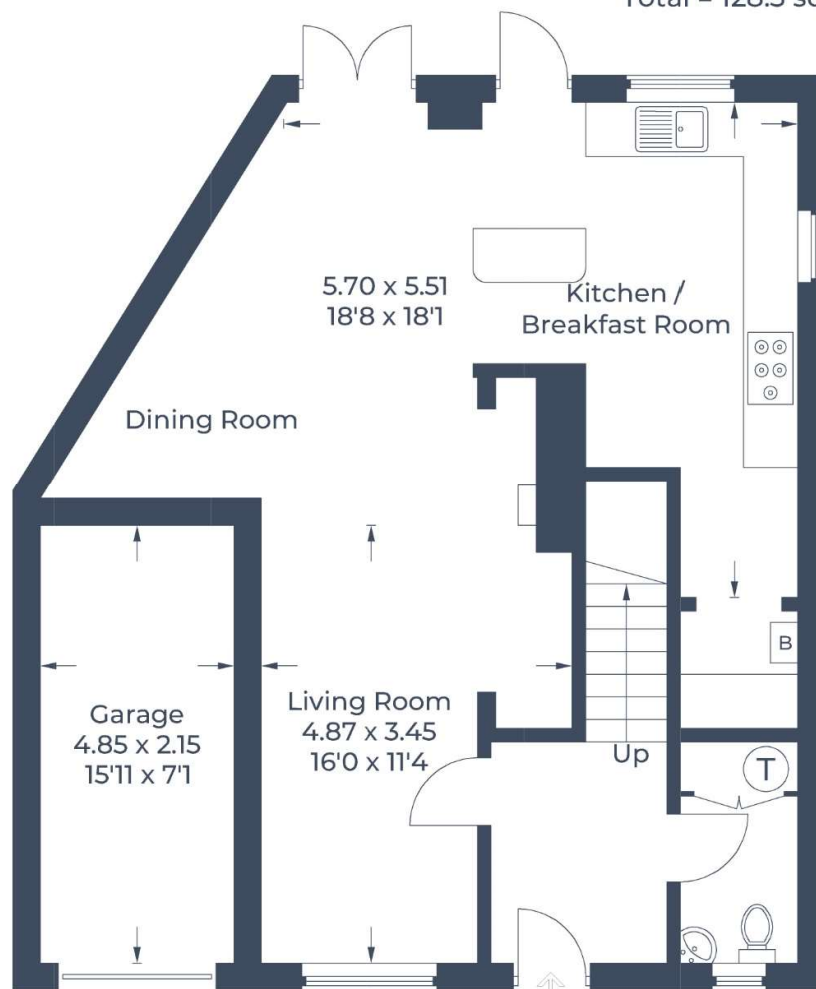
DIRECTIONS: using **HP14 3JU** Old Barn Cottage is on the south side of the road opposite The Common

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.

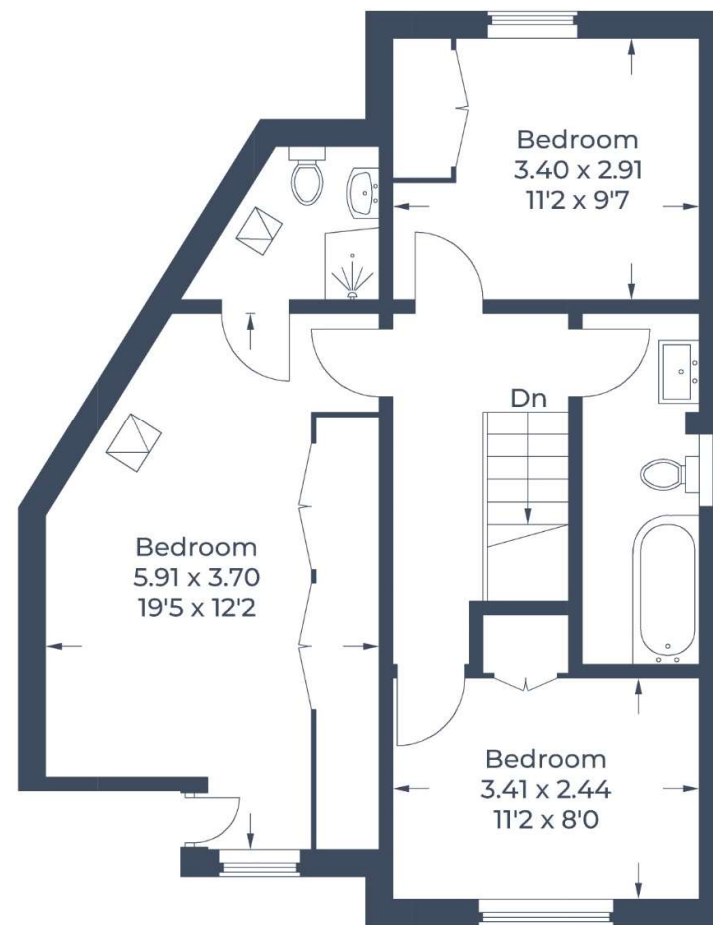
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
 Ground Floor = 62.0 sq m / 667 sq ft
 First Floor = 55.9 sq m / 602 sq ft
 Garage = 10.4 sq m / 112 sq ft
 Total = 128.3 sq m / 1,381 sq ft



Ground Floor



First Floor

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

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