



13 SANDAGE ROAD, LAND END
PRICE: £330,000 FREEHOLD

am ANDREW
MILSOM

**13 SANDAGE ROAD
LANE END
BUCKS HP14 3DQ**

PRICE: £330,000 FREEHOLD

Situated in a cul de sac within walking distance of Lane End High Street and local shops, a well presented two bedroom mid terrace town house with south facing garden and a single garage.

**SECLUDED SOUTH FACING GARDEN:
TWO DOUBLE BEDROOMS:
BATHROOM: LIVING ROOM:
FITTED KITCHEN: DOUBLE GLAZING:
GAS CENTRAL HEATING:
AMPLE STORAGE: SINGLE GARAGE:
ADDITIONAL PARKING NEARBY.**

TO BE SOLD: this well planned and presented mid terrace town house is situated in a cul de sac in the popular village four miles North of Marlow. Ideal for a first time buyer, the property has a pleasant south facing rear garden and is located within a short level walk of Lane End High Street 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 (Elizabeth line) and Marylebone respectively. The accommodation comprises:

ENTRANCE PORCH with front door, tiled floor, cloaks hanging area and door to

ENTRANCE HALL with laminated flooring, under stairs storage cupboard, retractable cupboards, radiator, wall thermostat and opening to



KITCHEN range of white gloss wall and base units with contrasting granite style black working surfaces with inset single drainer stainless steel sink unit, wall mounted Baxi boiler, tiled floor, four ring stainless steel gas hob with Zanussi oven under and Hotpoint cooker hood over, space and plumbing for washing machine and dishwasher, tiled wall surrounds, tiled floor, space for fridge.



LIVING ROOM radiator, television aerial point and double glazed sliding patio doors to Garden.

FIRST FLOOR

LANDING with access to loft via retractable ladder, built in cupboard.



BEDROOM ONE fitted double wardrobe and door recess, shelved cupboard, radiator.



BEDROOM TWO radiator, over stairs cupboard.



BATHROOM white suite of panel bath, shower attachment and screen, low level w.c., pedestal basin, tiled floor, tiled wall surrounds, fitted mirror, extractor fan, heated towel rail.

OUTSIDE

THE FRONT GARDEN includes a flagstone pathway to the front door with gravel bed to side, mature hedgerow and storage cupboard with meters.



THE REAR GARDEN includes a flagstone patio, outside light, covered veranda, lawn area, panel fencing, flower and shrub borders. The rear garden is

approximately 27ft (8.23m) in depth and is south facing.



SINGLE GARAGE in nearby block.

M39530425

EPC BAND: C

COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode **HP14 3DQ** on entering Sandage Road continue to the end where you can park Then walk to the left where number 13 is ahead of you.

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.

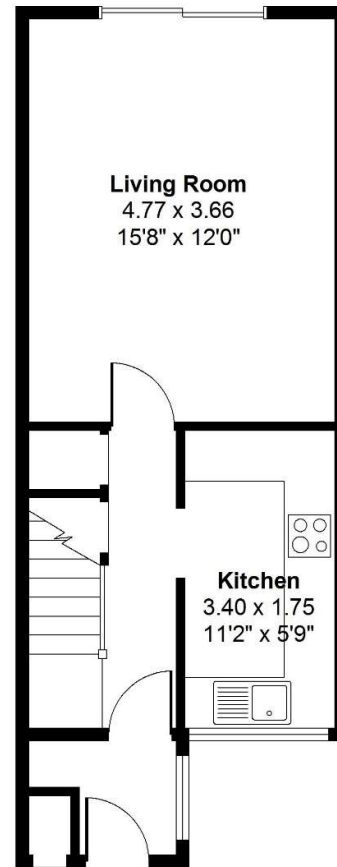
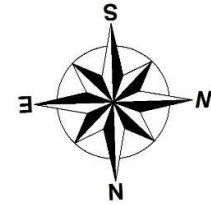
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

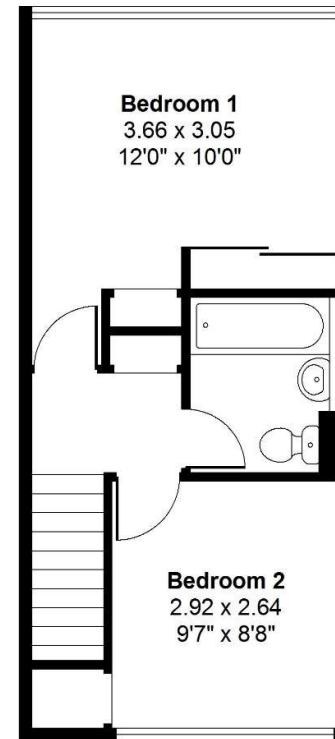
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE

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Ground Floor
Approx 33.07 sq m - 356 sq ft
(Gross Internal)



First Floor
Approx 30.45 sq m - 328 sq ft
(Gross Internal)