



94 SIMMONS WAY, LANE END
PRICE: £375,000 FREEHOLD

am ANDREW
MILSON

**94 SIMMONS WAY
LANE END
BUCKS HP14 3JX**

PRICE: £375,000 FREEHOLD

A well-presented three bedroom terraced home situated in this popular and convenient residential setting within close proximity of Lane End village centre.

**LOW MAINTENANCE REAR GARDEN:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL: LIVING/DINING ROOM:
KITCHEN: RESIDENTS PARKING:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS.
VIEWING RECOMMENDED.**

TO BE SOLD: conveniently located within a few minutes of Lane End High Street, a well-planned three bedroom home offering well-presented living accommodation worthy of an internal inspection. Lane End High Street has shops for day-to-day needs, primary school and doctor's 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, with links to the Elizabeth Line and Marylebone respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** radiator, stairs to First Floor Landing, laminated wood flooring.



LIVING/DINING ROOM dual aspect room with double glazed window to the front and double glazed sliding doors to the rear garden, two radiators, part wooden flooring.



KITCHEN fitted with a range of matching floor and wall units, Belfast sink, wooden work surfaces with induction hob, oven below, space and plumbing for washing machine, slimline dishwasher and space for fridge and freezer.

FIRST FLOOR

LANDING access to insulated loft with light and ladder, airing cupboard housing central heating boiler and additional shelved storage cupboard.



BEDROOM ONE rear aspect room with double glazed window, stripped wooden flooring, range of fitted wardrobes, radiator.



BEDROOM TWO front aspect room with double glazed window, stripped wooden flooring, radiator.

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



BATHROOM white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., partly tiled walls, double glazed window.

OUTSIDE

TO THE FRONT of the property is a small area of garden with steps leading to the front door.



THE REAR GARDEN raised and covered terrace, both AstroTurf and lawn garden, flower and shrub borders, timber garden shed, gated rear access leading to parking area and woodland.

PARKING there is Residents Parking at the end of the terrace.

M39300425 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 3JX** and entering from the Marlow Road number 94 can be found approximately half way round on the right hand side.

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.

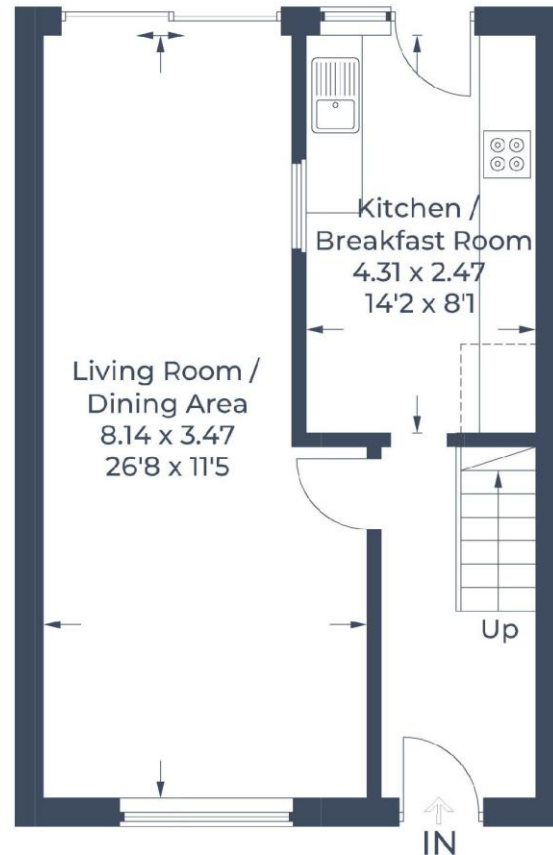
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

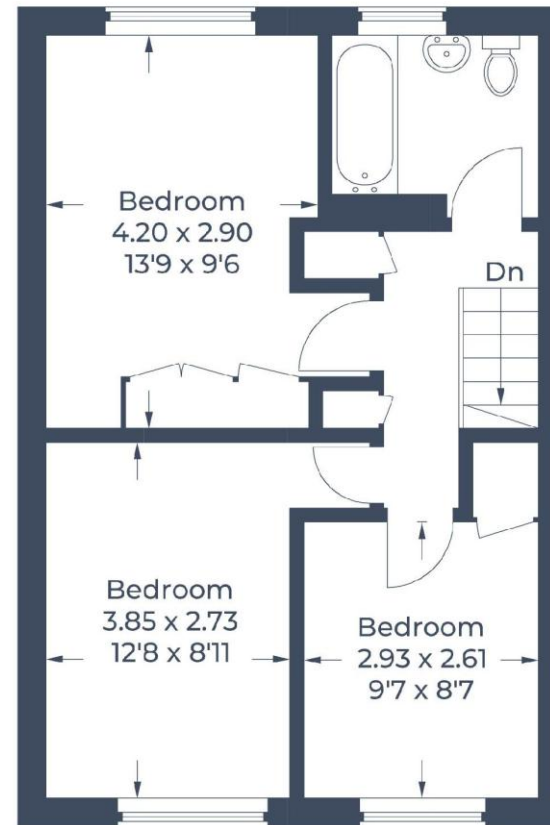
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 43.4 sq m / 467 sq ft
First Floor = 42.8 sq m / 461 sq ft
Total = 86.2 sq m / 928 sq ft



Ground Floor



First Floor

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

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