

**SHERATON  
PARK LANE  
LANE END  
BUCKS HP14 3DE**

**PRICE: £249,950 FREEHOLD**



A conveniently located three bedroom mid terrace home extended to the rear on two storeys to provide good sized accommodation along with a sunny 45' rear garden and single garage

**SOUTH FACING 45' REAR GARDEN: THREE BEDROOMS: BATHROOM:  
TWO RECEPTION ROOMS: FITTED KITCHEN: GAS CENTRAL HEATING:  
DOUBLE GLAZING: SINGLE GARAGE**

**TO BE SOLD:** Situated within walking distance of Lane End High Street, a primary school and open countryside, this good sized three bedroom mid terrace home is recommended for an internal viewing. This will reveal a combination of three bedrooms, two reception rooms, a bathroom and a kitchen enhanced by gas fired central heating and double glazing. Outside is a 45' sunny rear garden with direct access to its single garage from Archers Way. Lane End village has shops for day-to-day needs and a doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. For the commuter, the M40 is accessible at Handy Cross (Junction 4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead and Marylebone respectively. The accommodation comprises:

**ENTRANCE PORCH** with double glazed front door, power point and door to

**ENTRANCE HALL** with stairs to first floor with study recess under, wall thermostat, radiator, sliding glazed doors to Sitting Room and glazed door to Living Room

**SITTING ROOM:** 11' x 13'2 (3.35 x 4.01m) into double glazed bay with radiator, television aerial point, coal effect gas fire with Baxi back boiler supplying domestic central heating and hot water with quarry tiled hearth and mantle, brick surround.



**LIVING ROOM:** 12'9 x 11' (3.88 x 3.35m) with radiator, glazed door to Kitchen and door to

**BATHROOM** with white suite of panelled bath, separate Aqualisa shower unit, pedestal basin, low level w.c., tiled floor, tiled splash backs, heated towel rail, built in airing cupboard housing lagged hot water cylinder, immersion heater and shelving.



**KITCHEN:** 11'10 x 7' (3.60 x 2.13m) with range of wall and base units with one and a half stainless steel sinks with single drainer and mixer tap, working surfaces, Bosch four ring ceramic hob with Neff oven under and cooker hood over, tiled wall surrounds, tiled floor, plumbing for washing machine, space for fridge freezer, double glazed door to outside.

## FIRST FLOOR

**LANDING** with access to loft

**BEDROOM ONE:** 13'5 x 11'1 (4.08 x 3.37m) with radiator, deep over stairs cupboard.



**BEDROOM TWO:** 12'10 x 7'8 (3.91 x 2.33m) with radiator, double glazed window overlooking Rear Garden.



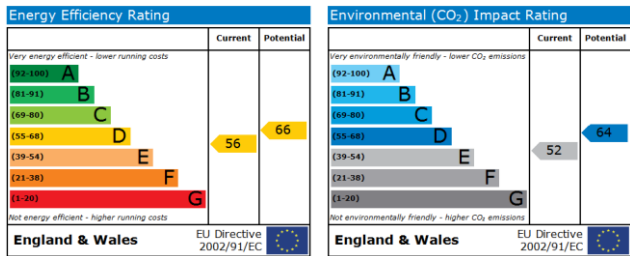
**BEDROOM THREE:** 9'8 x 8'8 (2.94 x 2.64m) with radiator, double glazed window overlooking Rear Garden.

**OUTSIDE**

**THE FRONT GARDEN** is enclosed by panelled and picket fencing with a wooden gateway giving access to concrete pathway leading to the front door with shaped lawn area to side and gravel bed to the other.



**THE REAR GARDEN** features a flagstone patio with steps up to a lawn area with flagstone pathway, shaped flower beds with sitting area, herbaceous borders, panelled fencing, pedestrian gated rear access and door to **SINGLE GARAGE** with up and over door. The rear garden measures approximately 45' (13.71m) in depth and has a south aspect.



**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you on your inspection.

**DIRECTIONS:** on entering the village of Lane End from the south along the B482 turn right in the High Street after the Duck Pond and before North's Garage. At the T junction turn right into The Row and continue round the sharp right hand bend where Sheriton will be found on the right hand side opposite the shop and before Archers Way.

For clarification we should point out to potential purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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NOT TO SCALE

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