



PAXMOOR, CHURCH PATH, LANE END
PRICE: £825,000 FREEHOLD

am ANDREW
MILSOM

**PAXMOOR
CHURCH PATH
LANE END
BUCKS HP14 3HD**

PRICE: £825,000 FREEHOLD

Situated in this pleasant and convenient setting with views across to the Church and adjoining green, an extended 1920's built mature three bedroom detached home providing ample scope to remodel.

**PRIVATE REAR GARDEN:
THREE BEDROOMS – ONE WITH ENSUITE
BATHROOM: FAMILY BATHROOM:
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: KITCHEN/BREAKFAST
ROOM: REAR LOBBY: CLOAKROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DRIVEWAY PARKING:
GARAGE: SOLAR PANELS FOR HOT
WATER.**

TO BE SOLD: an attractive three bedroom detached family home conveniently located within a short stroll of Lane End High Street and open countryside offering a wealth of charm and character. 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:

Front door to **ENTRANCE HALL** with stairs to First Floor Landing, radiator.



LIVING ROOM front aspect room with double glazed bay window, feature fireplace with inset gas log burner, window seat, radiator.



DINING ROOM front aspect room with double glazed bay window, cast iron feature fireplace, radiators.

KITCHEN/BREAKFAST ROOM fitted with a matching range of wooden floor and wall units, granite work surfaces, central island unit, single drainer single bowl sink unit with water softener under, five burn gas hob, electric oven, space and plumbing dishwasher, dual aspect double glazed windows, larder cupboard, quarry tiled flooring,

wall mounted central heating boiler, doors to garden, radiator.



REAR LOBBY quarry tiled flooring, storage cupboard, radiator.

CLOAKROOM comprising low level w.c., butlers sink, space and plumbing for washing machine, double glazed windows, quarry tiled flooring.

FIRST FLOOR

LANDING access to partly boarded loft space with ladder.



BEDROOM ONE dual aspect room with double glazed windows, built in wardrobes, airing cupboard, radiator and door to

ENSUITE BATHROOM comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., heated towel rail, double glazed frosted window.



BEDROOM TWO dual aspect room with double glazed windows, cast iron fireplace, radiator.



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



BATHROOM comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., heated towel rail, double glazed frosted window.

OUTSIDE

TO THE REAR the garden offers a high degree of privacy and is predominantly laid to lawn with well stocked mature flower and shrub borders, brick wall surround, garden shed.



GARAGE swing doors, light and power.

DRIVEWAY PARKING to the front for three cars.

M48000924 **EPC BAND: D**
COUNCIL TAX BAND: TBC

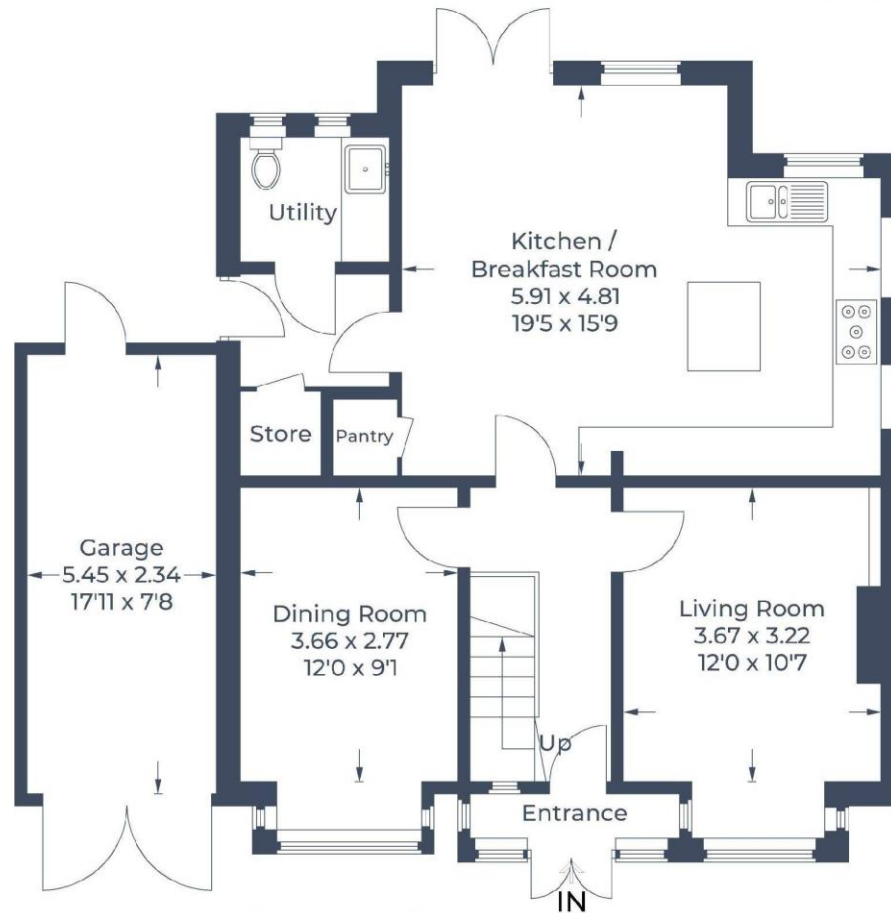
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **HP14 3HD**
Paxmoor can be found in the far right hand corner

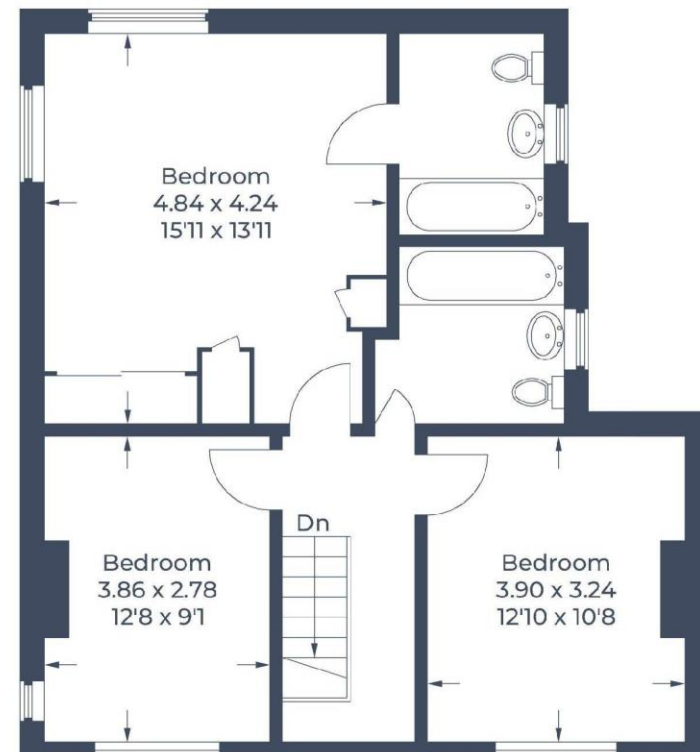
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 61.8 sq m / 665 sq ft
Garage = 12.8 sq m / 138 sq ft
Total = 144.5 sq m / 1,555 sq ft



Ground Floor



First Floor

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