



**Keegan White**  
ESTATE AGENTS

7 Lane End Road | £475,000





## Features

- Self Contained Annexe
- Open Plan Living / Kitchen Area
- Ensuite Bathroom
- Driveway Parking for several cars
- Good sized Rear Garden
- Loft Room

A semi detached family home benefitting from a one bedroom annexe with its own access providing a kitchen, shower room, bedroom/living area and secluded decking area.

The main home provides an entrance hall leading to an open plan kitchen with integrated appliances and a large island ideal for dining and entertaining, patio doors leading to a good sized rear garden and there is also access to the annexe. The sitting area has an attractive bay window and a wood burning stove.

To the first floor are three bedrooms, a shower room and ensuite bathroom to the master bedroom with a loft room accessed via a staircase from the landing.

Externally to the front is a driveway with parking for 3 cars and a separate front door to the annexe. To the rear is a large garden, incorporating a sandstone patio and decked area with feature fruit tree and a garden shed. The rear of the property can also be accessed from New Road and there is a potential to make this area into additional parking, or increase the size of the garden.





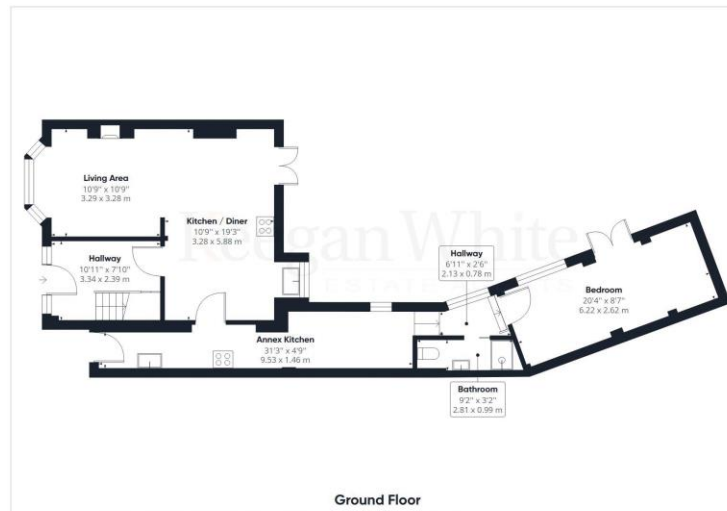
Sands is a suburb to the west side of High Wycombe and provides easy vehicular access to Junction 4 of the M40. There are schools and local shops in the vicinity with access to wonderful Chiltern countryside walks just a few hundred metres away. High Wycombe itself is a busy market town, with Eden Shopping at its centre, a large array of schools, the extensive Wycombe Sports and Leisure Centre, Swan Theatre and the mainline railway station which offers a regular and reliable service and links London Marylebone in approximately 25 minutes. High Wycombe's location is ideal for commuters by road, being in close

proximity to Junctions 3 & 4 of the M40 motorway which links the M25 Motorway in about 7 miles.

Property Details: EPC rating TBC, Council tax band D (These should be verified by a solicitor).

Overall Approximate Floor Area: 1356 ft<sup>2</sup> / 126 m<sup>2</sup>





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