



Keegan White
ESTATE AGENTS

2 Church Road | £500,000



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Features

- No Onward Chain
- Three Double Bedrooms
- Kitchen / Diner
- High Specification
- Character Features
- Cellar!

The front door opens into the entrance hallway that has the stairs rising to upper floors. A door that appears to open into understairs storage is in fact a door that leads down to a small cellar. The living room has a bay window to front and a feature fireplace. The kitchen diner is bright with two windows the backdoor that leads out to the garden. The kitchen is well appointed with quartz worktop with storage units above and below, along with the integrated appliances and electric hob with extractor fan. To the

first floor there is beautiful bathroom suite with herringbone tiling, and two double bedrooms, and to the third floor is a further double bedroom with ensuite.

Externally, there is off street parking across the road. The south easterly back garden is level with fencing and hedges to borders, and there's a nice surprise to the rear elevation of the house that has the old brick and flint finish.

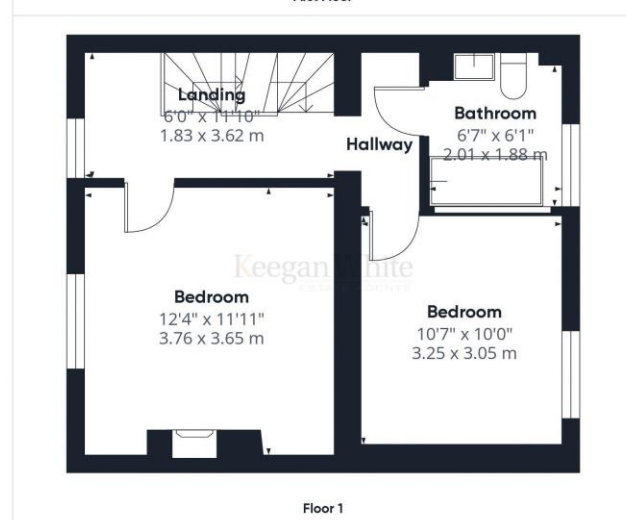
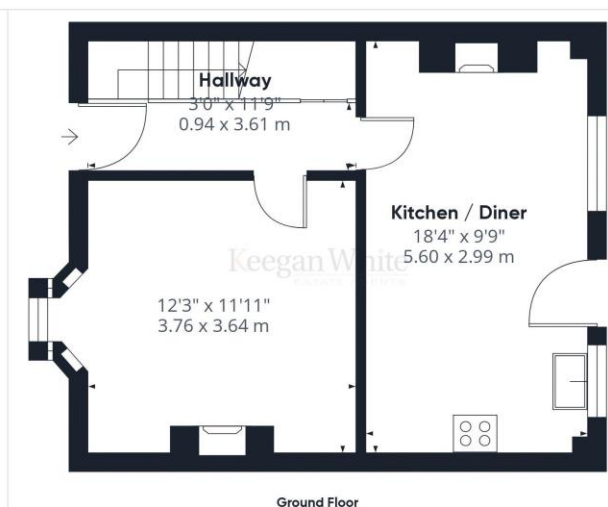
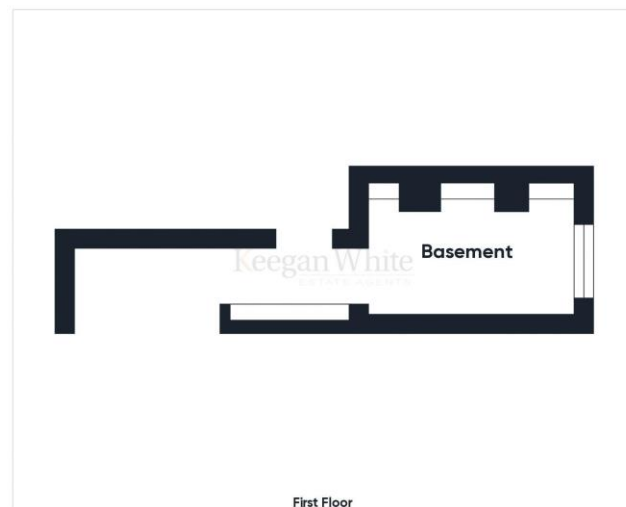


The house is well situated given it is located within a moment's walk of the local store and other amenities within Lane End. The village is about four miles to the north of Marlow and five miles to the west of High Wycombe; it is a sort after location in the Chiltern Hills. The area is surrounded by a mixture of common land, woodland and farmland, with the village itself hosting a reasonable retail stores, public houses and the well regarded Lane End Primary School that has a Good Ofsted rating. Lane End Youth & Community provides a venue for clubs and children's' activities during the holidays. More extensive

shopping can be found in the neighbouring towns, along with a multitude of other facilities. The village provides excellent commuter links, with the M4 to the south, and M40 to the north, along with the railway stations at High Wycombe and Marlow, providing access to London Marylebone and Paddington respectively.

Additional information:
Council Tax Band: D
Energy Performance Rating: TBC





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Approximate total area⁽¹⁾

981.67 ft²

91.2 m²

Reduced headroom

41.02 ft²

3.81 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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