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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Zalma, Finings Road
Lane End, HP14 3ES

O.I.E.O. £416,500
Freehold

**Zalma
Finings Road
Lane End
HP14 3ES**

**A Two Double Bedroom Mid-Terrace
Cottage**

- Desirable Village Location
- Close to Village Shops/Amenities
- Living Room with Exposed Beams & Open Fireplace
- Well Fitted Kitchen/Dining Room
- Utility/Boot Room
- Two Double Bedrooms
- Modern Fitted Four-Piece Bathroom
- Front & Rear Gardens
- Driveway Parking
- **NO ONWARD CHAIN**



We are delighted to introduce for sale this Two Double Bedroom Mid-Terrace Cottage in the desirable Village location of Lane End. This charming property has been excellently maintained and improved by the current owner to create a contemporary ambiance whilst retaining the characterful feel. Lane End Village is a short walk away with its local shops and amenities, whilst Marlow is approx. 4.1 miles distant, the property is also ideally served for access to the M40. Benefitting from **NO ONWARD CHAIN** early viewings are advised to avoid disappointment.

Accommodation

Approaching the property, a shingle Driveway is at the front with a brick paved pathway leading to the entrance. The front door opens into useful Entrance Porch with further door leading into the front aspect Living room - this is a truly lovely, bright space with an open fireplace and exposed wooden beams. Stairs rise to the First Floor with storage cupboards under. The Kitchen/Dining room has a range of eye level and base units with complementary worktops over. There is space for a dishwasher and large fridge/freezer - French doors open out onto the patio. The Velux windows and further side aspect window flood this area with natural light creating a fabulous area to entertain or enjoy a coffee. A door opens into the Utility/Boot room with plumbing for washing machine and glazed door opening to the rear garden. To the First Floor are Two Double Bedrooms, Bedroom One has the original fireplace along with attractive exposed brickwork.





Exterior

The Rear Garden has a good size patio and raised vegetable beds, the remainder being laid to lawn and the whole enclosed by wood panel fencing. To the front of the property, the Front Garden is laid to lawn with mature shrub and hedging bordering. There is a block paved pathway leading to the front porch with a small patio and an area of lawn. There is also Driveway parking.

Situation

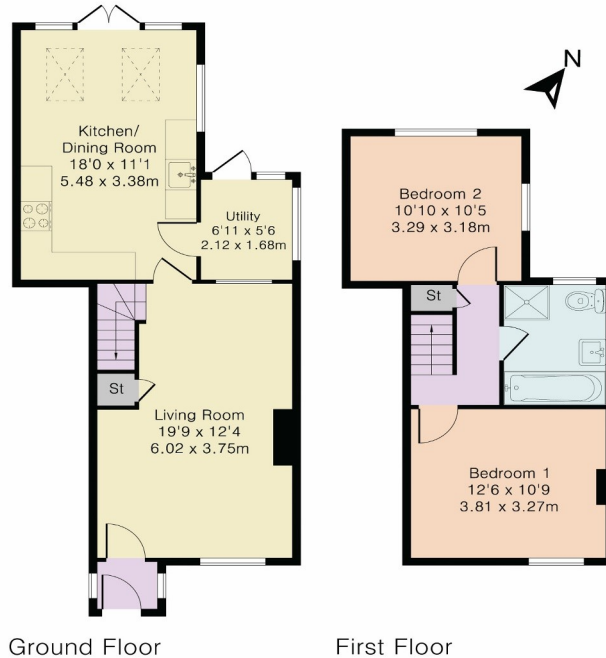
Lane End is a popular village to the north of Marlow and offers a range of excellent shops with nearby public houses, church and local village hall offering a range of activities. Located at the foot of the Chilterns, there are also many countryside walks, bridleways etc. Both High Wycombe and Marlow are well situated with motorway links to London by way of the A404, M4 and M40. Heathrow airport is located approx. 22m distant. There is a branch line station in Marlow that links to Maidenhead (GWR & Elizabeth Line) giving direct access to London Paddington and also High Wycombe to London Marylebone.

Directions

From the offices of Simmons & Sons of Marlow proceed out of Marlow on the B482, Dean Street. Continue along the B482 for approx. 4.1 miles into the village of Lane End onto Finings Road. The property will be found on the right hand side set back from the main road. A representative of Simmons & Sons will meet you at the property as indicated by our For Sale board

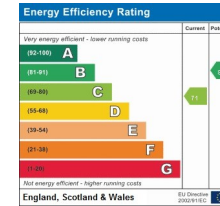


Approximate Gross Internal Area 859 sq ft – 80 sq m
 Ground Floor Area 503 sq ft – 47 sq m
 First Floor Area 356 sq ft – 33 sq m



Council Tax/Wycombe

Tax Band D



Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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32 Bell Street
 Henley-on-Thames
 Oxon
 RG9 2BH
 T: 01491 571111

1 High Street
 Marlow
 Bucks
 SL7 1AX
 T: 01628 484353

12 Wote Street
 Basingstoke
 Hants
 RG21 7NW
 T: 01256 840077

Peper Harow
 The Estate Office
 Godalming
 GU8 6BQ
 T: 01483 418151



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