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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Finings Road, Lane End**

Brick & Flint Style End-Terrace House

**Asking Price £400,000**

Freehold

# 1 Finings Cottages, Finings Road

## Lane End, HP14 3EY

- Lounge/Diner with Doors Opening out to the Garden
- Modern Fitted Kitchen & Downstairs Cloakroom
- Two Double Bedrooms & Bathroom
- South-Westerly Facing Rear Garden
- No Onward Chain
- Located in the Popular Village of Lane End
- Close to Local Amenities

Introducing this charming End-Terrace House in the sought-after Chiltern Village of Lane End. This attractive Brick & Flint Style property, built in 1993, boasts a south-west facing rear garden, a separate garage, and parking - all offered with NO ONWARD CHAIN. Perfect for First time buyers looking to step onto the property ladder or those downsizing, this property offers 738 sq. ft of living space with two bedrooms and one bathroom. The location is ideal, with countryside walks on your doorstep, while still having the convenience of a Village centre with a coffee shop and many other local amenities and falling within catchment for renowned schools such as John Hampden Grammar and Wycombe High, as well as Lane End Primary school.





## Exterior

To the front of the property, there is a brick-block paved path leading to the front door with knee-high brick retaining wall and has feature flower bed. There is a vehicular access between the properties at Finings Cottages to the garage and parking at the rear. To the rear of the property, it is mainly laid to lawn with a patio area and all enclosed by fencing.

## 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 for the commuter 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.



## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

Council Tax Band - C

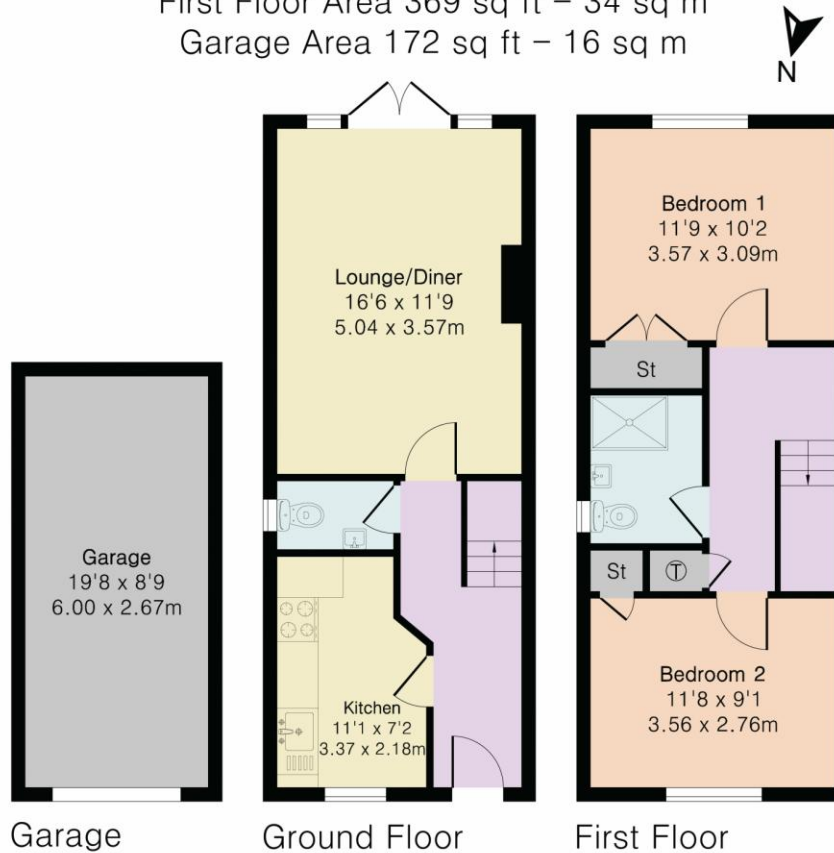
Energy Performance Rating - C69

**Approximate Gross Internal Area 738 sq ft - 68 sq m  
(Excluding Garage)**

Ground Floor Area 369 sq ft – 34 sq m

First Floor Area 369 sq ft – 34 sq m

Garage Area 172 sq ft – 16 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		82
69-80 <b>C</b>	69	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**VIEWINGS - Strictly by appointment only  
with Simmons & Sons - Marlow Sales**

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