



Lane End Road, High Wycombe, Buckinghamshire, HP12 4JF

We are delighted to offer for sale this immaculate three bedroom semi detached turn of the century cottage located close to and overlooking woodland.

Entrance Hall | Lounge With Woodland Views | Separate Dining Room | Modern Fitted Kitchen Including Appliances | Utility Room | Contemporary Refitted Bathroom | First Floor Landing | Three Bedrooms | Restyled And Landscaped Enclosed Rear Garden | Gravel Driveway Providing Off Road Parking For Two Cars | Gas Central Heating To Radiators | Partly Double Glazed Windows | Immaculate Condition Throughout | Close To Miles Of Open Woodland And Countryside Walks |

We are delighted to offer for sale this immaculate three bedroom semi detached turn of the century cottage located close to and overlooking woodland. The property has been very well cared for by the current owner and enjoys character features such as feature fireplaces to compliment more modern aspects such as gas to radiator heating and double-glazed windows to the front. The accommodation is in excellent order throughout and has two reception rooms, a modern refitted kitchen, contemporary refitted bathroom and three first floor bedrooms. Externally the rear garden has been completely redesigned and landscaped, and to the front there is gravel off-road parking for two cars. Located a short walk from miles of open countryside and woodland walks this really is a must-see home.

Price... £385,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		83
D (55-68)	60	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

Ideally located for major transport links including Junc 4, M40 with access to London and The North. High Wycombe Town Centre is just a short drive/bus ride with its local amenities including the Eden Shopping Complex with its numerous shops, restaurants, cinema and bowling complex. Wycombe Swan Theatre hosts a range of shows, concerts, pantomimes and household named comedians. The mainline train station in town offers fast, regular services to London Marylebone in 23 mins and trains to Oxford and Birmingham.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles. Turn left just before the second major set of traffic lights into Mill End Road. Continue to the end of Mill End Road and bear left at the first mini-roundabout and right at the second into Lane End Road where the property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

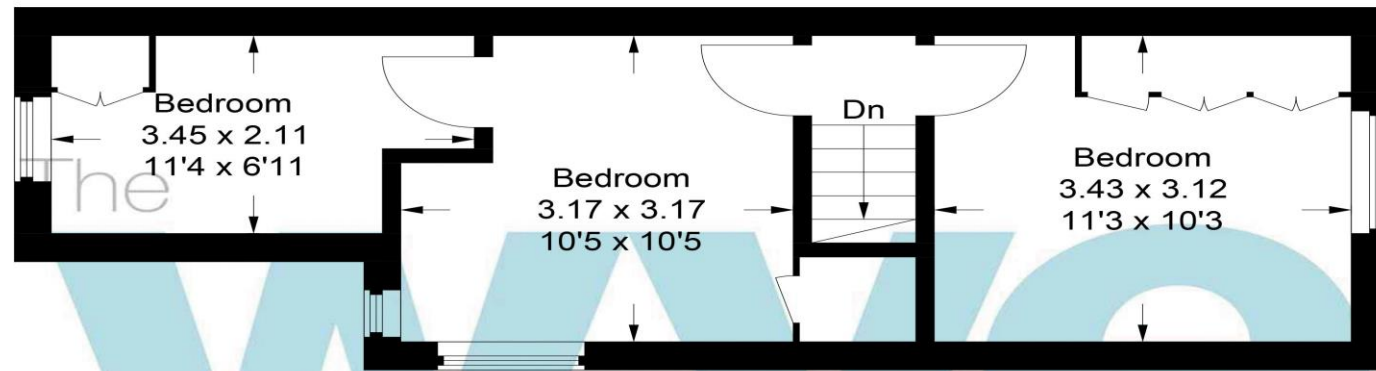
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

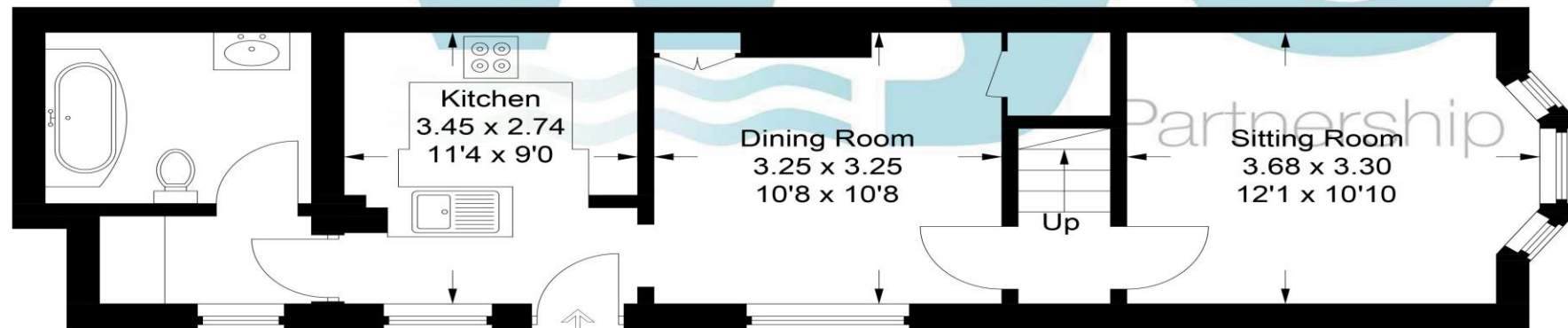
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



10 Lane End Road
Approximate Gross Internal Area
Ground Floor = 43.5 sq m / 468 sq ft
First Floor = 31.2 sq m / 336 sq ft
Total = 74.7 sq m / 804 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership