



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

A pretty, three-bedroom, cottage in a popular location close to surrounding countryside.

| Attractive Terraced Cottage | Living Room | Separate Dining Room | Kitchen | Shower Room | First Floor Landing | Three Bedrooms | Loft Room | Restyled And Landscaped Enclosed Rear Garden | Gravel Driveway Providing Off Road Parking For Two Cars | Gas Central Heating To Radiators | Double Glazed Windows | Open Fireplaces | Excellent Condition Throughout | Close To Open Woodland And Countryside Walks |

A delightful, Victorian cottage that combines contemporary and character features. The property benefits from major landscaping of the rear garden and is situated within minutes of surrounding countryside. The property comprises of two separate reception rooms on the ground floor, with exposed floorboards and fireplaces, kitchen, refitted shower room, three first floor bedrooms and a boarded loft room. A gravelled driveway provides off-road parking. The rear garden is delightful and of good size with patio areas and a level lawn. An inspection is strongly recommended.

Price... £385,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)	48	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

The property is situated on the west side of High Wycombe town centre and has a convenience store which caters for all day-to-day needs within striking distance. There is a wider variety of supermarkets within a short drive, and this would include different retail outlets, restaurants and cinema as well as a leisure centre. The property is situated close to National Trust land and open countryside and the historic village of West Wycombe. High Wycombe town centre offers a wide variety of shops, restaurants and leisure facilities as well as having a mainline rail link with London/Birmingham. Access to the M40 is just a 5-minute drive at Junction 4.

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

E

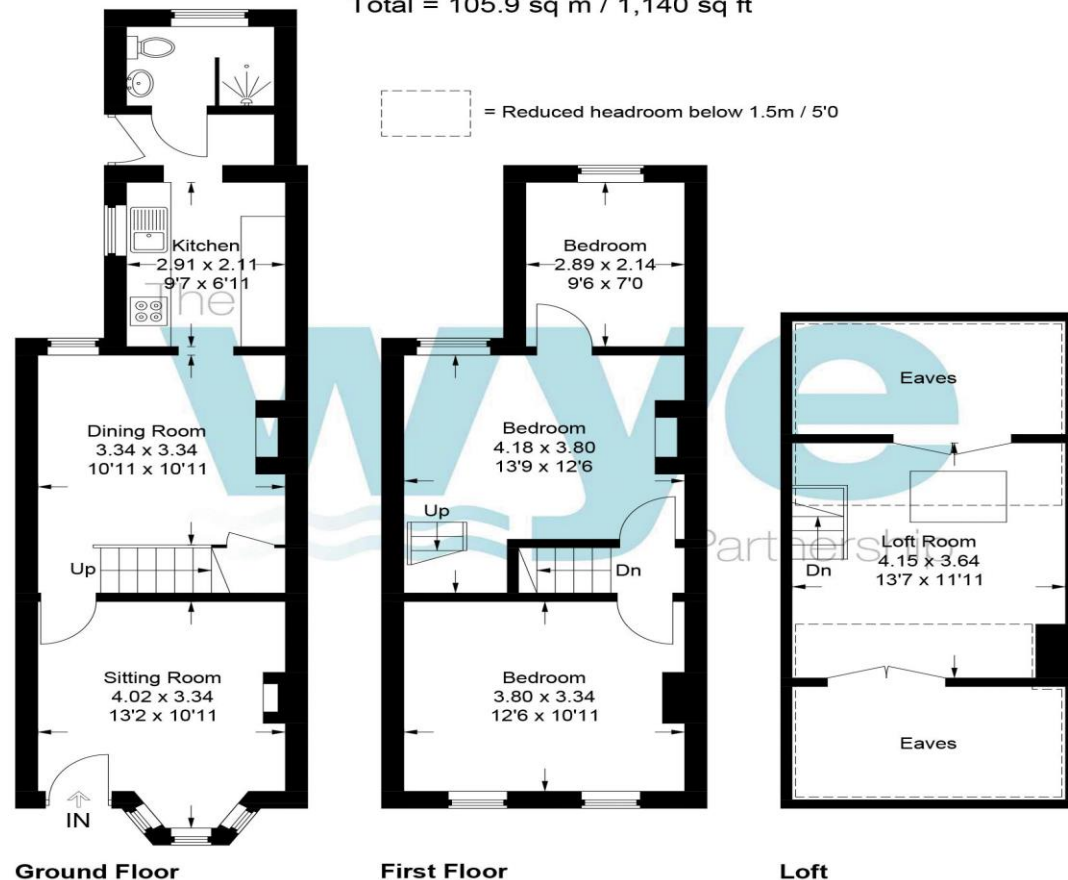
MORTGAGE

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.



18 Lane End Road
 Approximate Gross Internal Area
 Ground Floor = 38.8 sq m / 418 sq ft
 First Floor = 35.8 sq m / 385 sq ft
 Loft = 31.3 sq m / 337 sq ft
 Total = 105.9 sq m / 1,140 sq ft



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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership