

90 Lane End Road, High Wycombe, Buckinghamshire, HP12 4HX - £350,000

A beautiful turn of the century terrace cottage situated on the very outskirts of town and within a short walk to open fields and acres of woodland.

Recently Replaced Front Door | Good Size Open Plan Lounge/Dining Room | Two Fireplaces | Modern Refitted Kitchen Including Appliances | Utility Lobby With Recently Installed Gas Boiler | Ground Floor Shower Room/WC | First Floor Landing | Two Double Bedrooms | Modern Refitted Bathroom | Excellent Order Throughout | Gas Central Heating To Radiators | Triple Glazed Windows | Rear Garden | Entertaining Area | Laid To Lawn | Summerhouse To Rear Boundary Ideal For Conversion To Home Office | Gravel Off Road Parking To The Front | Short Walk To Acres Of Open Woodland And Countryside Walks | Popular Area |

We are delighted to offer for sale this beautiful turn of the century terrace cottage, situated on the very outskirts of town and within a short walk to open fields and acres of woodland. The property has been well maintained and improved by the current owners and yet still retains a great deal of the character features of the era. Heated by gas central heating to radiators and with triple glazed windows it offers a large lounge/dining room with two fireplaces, a good size modern refitted kitchen, utility lobby and ground floor shower room, along with two double bedrooms and a refitted first floor bathroom on the first floor. Externally the garden has a entertaining area with the remainder laid to lawn and enclosed by panel fencing. There is a summerhouse that could be easily converted into a home office to the rear boundary. To the front is gravel off-road parking. This is a must-see property for it to be fully appreciated.

Price... £350,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	78	84
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 towards the end of the road on the right-hand side clearly indicated by The Wye Partnership for sale board.

ADDITIONAL INFORMATION

Agents Note; There is a right of way across the rear of the property for the neighbours to use

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

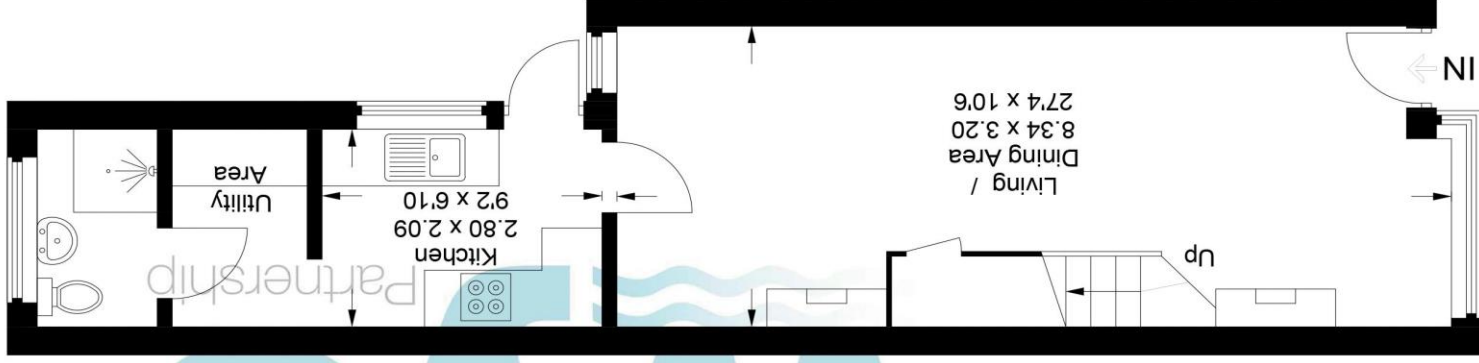
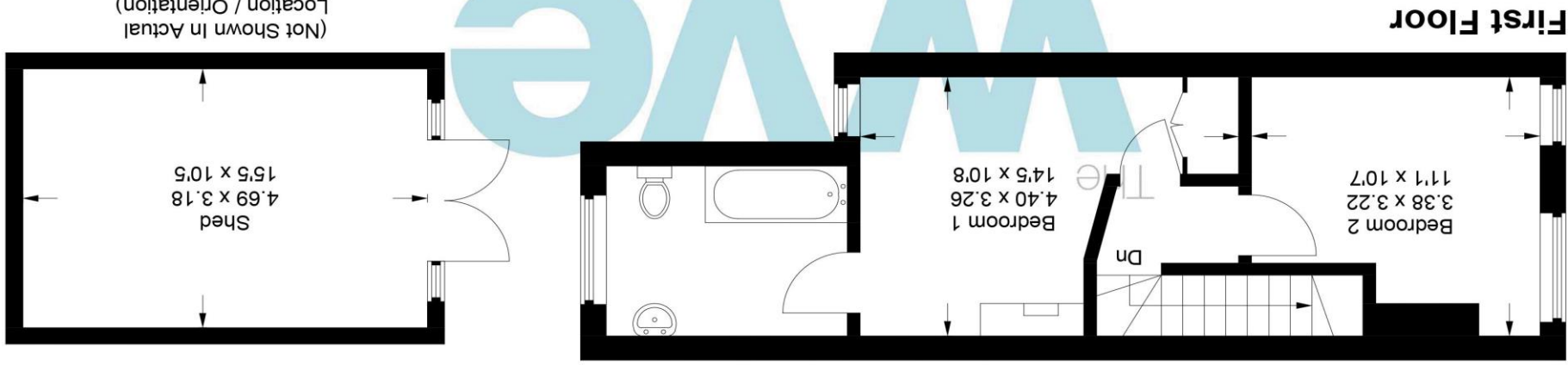
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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



90 Lane End Road

Approximate Gross Internal Area
Ground Floor = 38.6 sq m / 415 sq ft
First Floor = 31.5 sq m / 339 sq ft
Shed = 15 sq m / 161 sq ft
Total = 85.1 sq m / 915 sq ft



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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