



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE
SIMMONS & SONS

Ivy Place, Lane End

An Extended Detached Family Home in this Popular Cul-de-sac in Lane End

Guide Price £699,999

Freehold

9 Ivy Place, Lane End, HP14 3LQ

- Well maintained and immaculately presented - ready to move into.
- Spacious living accommodation with three receptions as well as a fully functional salon
- Large modern fitted kitchen that has been thoughtfully designed for practicality and storage
- The main bedroom has its own ensuite shower room and there are two further bedrooms - all bedrooms have built in storage cupboards
- Family bathroom on the first floor and the added convenience of a cloak room on the ground floor
- Good sized, low maintenance, private rear garden
- The garage has been converted into a salon, but there is scope to create a fourth ensuite bedroom or annex by incorporating the sitting room/snug
- Located within walking distance of Lane End high street with local amenities and is approx. 4 miles from neighbouring towns Marlow & High Wycombe
- Driveway parking to the front of the property



An extended and immaculately presented detached family home situated in this sought-after cul-de-sac in Lane End. This well-maintained property offers spacious and versatile living accommodation, comprising three generous reception rooms on the ground floor and a converted garage currently functioning as a fully equipped salon. The large, modern fitted kitchen has been thoughtfully designed to maximise practicality and storage. The first-floor features three bedrooms, all with built-in storage cupboards. The principal bedroom benefits from an ensuite shower room, complemented by a family bathroom and a convenient ground floor cloakroom. French doors from both the dining room and lounge provide access to a good-sized, low-maintenance private rear garden, perfect for outdoor entertaining and relaxation. Additional benefits include driveway parking to the front and potential to create a downstairs annex by incorporating the sitting room/snug, offering flexible living options to suit a variety of needs. Located within walking distance of Lane End High Street, residents will enjoy easy access to local amenities, coffee shops, and the popular Grouse & Ale pub. The property is also approximately four miles from the neighbouring towns of Marlow and High Wycombe, providing excellent commuter links. Ivy Place represents a superb opportunity to acquire a spacious, ready-to-move-into family home in a desirable location.



Exterior

To the front of the property it is hard standing brick block paving driveway leading to the gated side access and front storm porch above the front door. To the rear, a beautifully presented and low maintenance decked area running from the side of the property and across the full width of the back of the house with plenty of space for seating areas to suit for different times of the day. There is also an extensive artificial grass area which then leads to the outbuilding which is current being used as a gym. The rear garden is enclosed by mature shrub/tree screening, creating a private space to enjoy.

Situation

Lane End is a popular village to the north of Marlow which 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

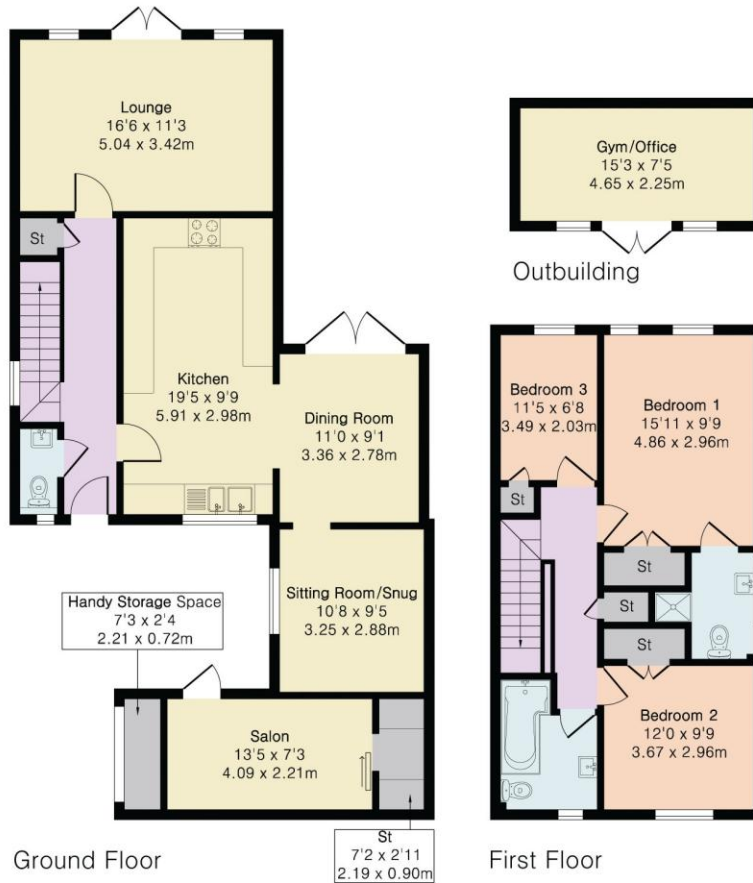
**Approximate Gross Internal Area 1362 sq ft - 127 sq m
(Excluding Outbuilding)**

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 513 sq ft – 48 sq m

Outbuilding Area 113 sq ft – 10 sq m

Handy Storage Space Area 17 sq ft – 2 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - C69

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

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

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

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 327711

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

SIMMONS & SONS