23 GREEN LANE, RADNAGE
PRICE: £600,000 FREEHOLD

ANDREW MILSOM

23 GREEN LANE
RADNAGE, BUCKS
HP14 4DJ

PRICE: £600,000 FREEHOLD

Set along a private road on a large plot backing onto countryside in the sought after village of Radnage, a spacious three bedroom detached bungalow with scope for extension, subject to planning.

130FT LANDSCAPED REAR GARDEN: TWO DOUBLE BEDROOMS: REFITTED SHOWER ROOM & CLOAKROOM: LOUNGE/DINING ROOM: CONSERVATORY: REFITTED OAK KITCHEN/BREAKFAST ROOM: FIRST FLOOR BEDROOM/STUDY: OIL FIRED CENTRAL HEATING: OAK FLOORING AND SKIRTING BOARDS: DOUBLE GLAZING: GARAGE: PARKING FOR SEVERAL CARS.

TO BE SOLD: This good size and well situated detached bungalow with a loft conversion is set on a mature 0.23 acre plot and offers scope for extension, subject to planning permission. This fine home has been the subject of much improvement in recent years and is now offered for sale in excellent decorative order having had a new boiler, replacement kitchen, cloakroom and a shower room. To the rear of the property is a large and attractive south west facing garden backing onto open countryside over which superb views are enjoyed. Green Lane is located in the popular and quiet village of Radnage which has a Primary School and a pub. Nearby Stokenchurch offers shops for day-to-day use, doctor's surgery, post office, library and Primary School. There is easy M40 access at J5, providing links to Oxford, Birmingham and London. There are railway stations in High Wycombe and Saunderton (free parking) with links to London Marylebone and Birmingham. The accommodation comprises:

COVERED PORCH with outside light and front door to

HALL with radiator and airing cupboard with hot water cylinder**.**

BEDROOM ONE: radiator.

BEDROOM TWO: radiator

CLOAKROOM refitted with low level w.c. wash basin and radiator.

SHOWER ROOM refitted with tiled and glazed shower cubicle, wash basin, low level wc, heated towel rail, tiled floor, part panelled and tiled walls.

LOUNGE/DINING ROOM wood burning stove with relined chimney, two radiators, stairs to First Floor, double casement doors and side panels to

CONSERVATORY: tiled flooring, radiator, double casement doors to Garden.

KITCHEN/BREAKFAST ROOM refitted with range of oak fronted wall and base units and oak working surfaces, butlers sink and drainer, fitted Miele oven and induction hob, space and plumbing for dishwasher and washing machine, replacement oil fired central heating boiler, space for fridge and for table and chairs, window overlooking the Garden and door to side.

FIRST FLOOR

BEDROOM/STUDY L shaped with roof light and exposed timbers.

OUTSIDE

TO THE FRONT the garden is of a good size with areas of lawn and brick pavior parking for several vehicles. A long driveway leads to the **DETACHED GARAGE** up and over door, power and light and **SEPARATE BRICK WORKSHOP**

THE REAR GARDEN measures 130ft and is a feature of the property having been tastefully landscaped with the addition of many beds and patio areas along with large expanses of lawn interspersed with a variety of flower beds. There a number of rose beds, soft fruit cages and vegetable plots as well as well established trees. The garden backs onto open countryside and includes a greenhouse, timber sheds, replacement oil tank, fencing and hedging on three sides which provides a high degree of privacy. There is a paved patio area with steps upto the Conservatory

VIEWING: Please arrange to view with our Marlow office homes@andrewmilsom.co.uk. 01628 890707

DIRECTIONS: Using the postcode HP14 4DJ and when approaching from the village rather than the Common, No. 23 is on the right towards the end.

SC4980726 EPC BAND: D
COUNCIL TAX BAND: F

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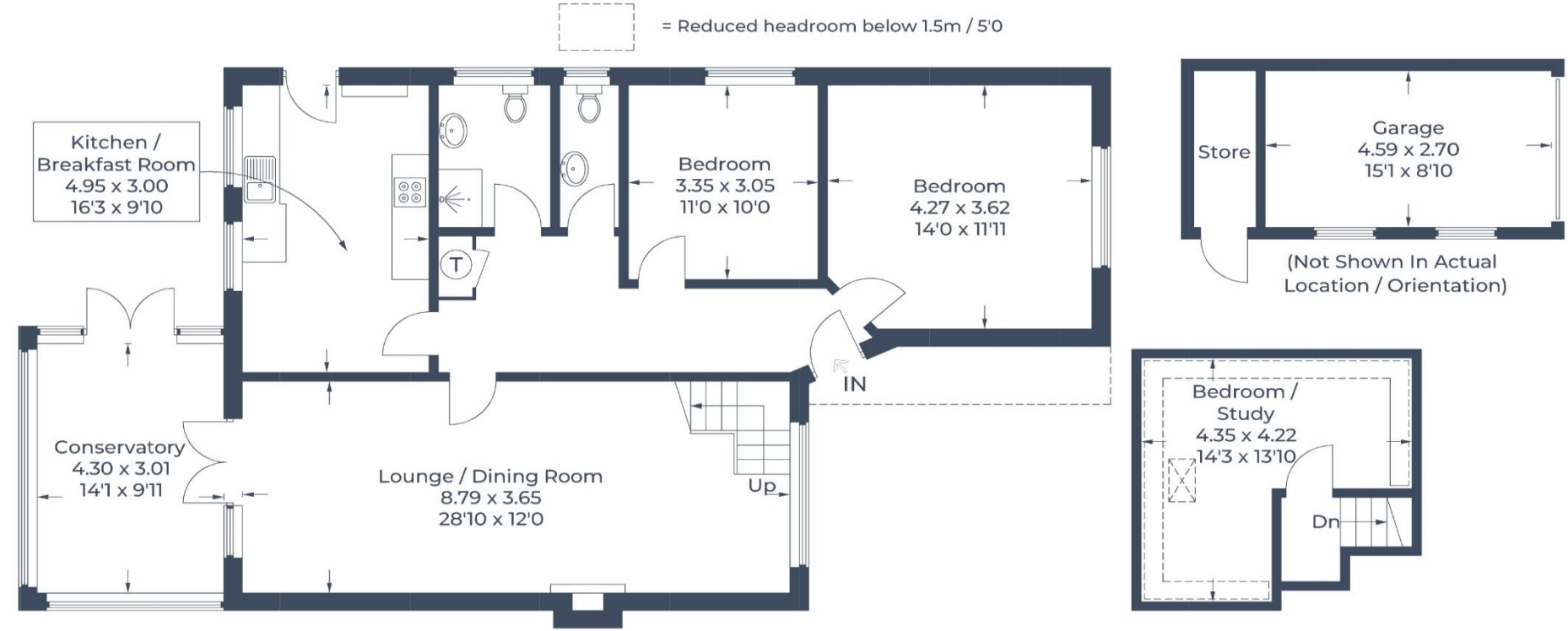
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
Ground Floor = 112.8 sq m / 1,214 sq ft
First Floor = 16.8 sq m / 181 sq ft
Garage / Store = 15.5 sq m / 167 sq ft
Total = 145.1 sq m / 1,562 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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