



CRIANLARICH, PARK LANE, LANE END
PRICE: £800,000 FREEHOLD

am ANDREW
MILSOM

**CRANLARICH
PARK LANE
LANE END
BUCKS HP14 3LB**

PRICE: £800,000 FREEHOLD

This well-planned and presented four bedroom detached home is situated in a well established area of Lane End, close to open countryside, yet within half a mile of the High Street.

**LARGE MATURE GARDENS:
FOUR DOUBLE BEDROOMS:
ENSUITE SHOWER ROOM: BATHROOM:
CLOAKROOM: FOUR RECEPTIONS:
SUPERB FITTED KITCHEN: UTILITY
ROOM: RADIATOR AND UNDERFLOOR
HEATING: AMPLE PARKING:
GARDEN/MACHINERY STORE.**

TO BE SOLD: This attractive four bedroom modern detached home of almost 2000 square feet was completed in 2017 and offers attractive cottage style elevations under a slate tiled roof. An internal inspection of this fine home will reveal exceptional family accommodation with a large kitchen/dining room with bi-folds onto the pleasant rear garden, whilst the property is also double glazed and has a combination of underfloor heating to the ground floor and conventional radiator heating to the first floor. Situated on the eastern outskirts of the village, the property is well placed for access to open countryside, the M4 and M40 motorways, as well as shops in the village. Lane End also has a primary school and a doctors surgery. Secondary education can be found in Marlow and High Wycombe which boast Grammar Schools of high repute. The accommodation comprises

COVERED ENTRANCE front door

RECEPTION HALL wood floor, stairs to first floor with cupboard.

CLOAKROOM white suite of low-level WC, wash basin, vanity cupboard, tiled splashback, wood floor, extractor fan.



LIVING ROOM. double glazed window with view over front garden.



KITCHEN/DINING ROOM range of modern wall and base units, granite working surfaces, double oven. fridge, freezer, Neff induction hob, glazed backplate, cooker hood, drawers, deep stainless steel sink, dishwasher, breakfast bar, wood floor. space for dining table, bi-fold double glazed doors to garden,



STUDY fitted office furniture, two workstations, filing cabinets, shelving and overhead cupboards

UTILITY ROOM granite working surface fitted cupboards, single drainer sink, mixer tap, space for drier and washing machine (with plumbing), wood floor, glazed door to outside.

FAMILY ROOM window overlooking the front, plant cupboard with electric boiler, Mega flow cylinder, hub for smoke and security alarms.

FIRST FLOOR LANDING access to boarded and insulated loft via retractable ladder.



DRAFT DETAILS AWAITING CLIENTS APPROVAL

BEDROOM ONE radiator, window over looking the rear garden, wardrobes with sliding mirrored door to ensuite shower room.



ENSUITE SHOWER ROOM deep walk-in shower cubicle, glazed and tiled surround, wash basin, vanity drawers, low-level WC, wood floor, heated towel rail, extractor fan, medicine cabinet



BEDROOM TWO window overlooking the rear garden, radiator, triple wardrobe.

BEDROOM THREE window overlooking the front garden, radiator, triple wardrobe

BEDROOM FOUR window overlooking the rear garden, radiator two double wardrobes



FAMILY BATHROOM white suite of panelled bath, shower attachment, glazed screen, wash basin with vanity drawer, low level WC, wood floor, heated towel rail.

OUTSIDE



THE FRONT GARDEN includes a long and wide driveway with **PARKING FOR NUMEROUS CARS**, a paved turning area, good sized lawn with a Monkey Puzzle tree and bordered by railway sleeper edging, panelled fencing, brick walling, and laurel bushes. **THE REAR GARDEN.** includes a large rectangular lawn area with gravelled area, mature Walnut tree, wide deck with gated side access to front, a long gravel driveway approached through double wooden gates to **GARDEN/MACHINERY**

STORE with double doors, concrete base, light and power.



M49380726

EPC BAND: B

COUNCIL TAX BAND:

VIEWING: Please arrange to view via Marlow office **01628 890707** or homes@andrewmilsom.co.uk

DIRECTIONS: Use **HP14 3LB**. The property is on the corner of Park Lane and Park Close

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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 = 182.0 sq m / 1,959 sq ft

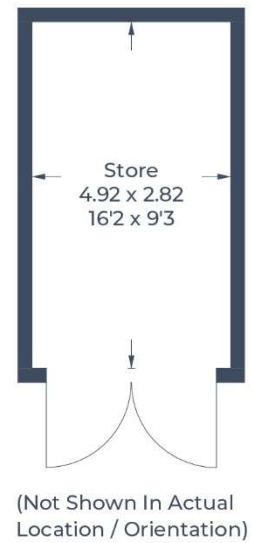
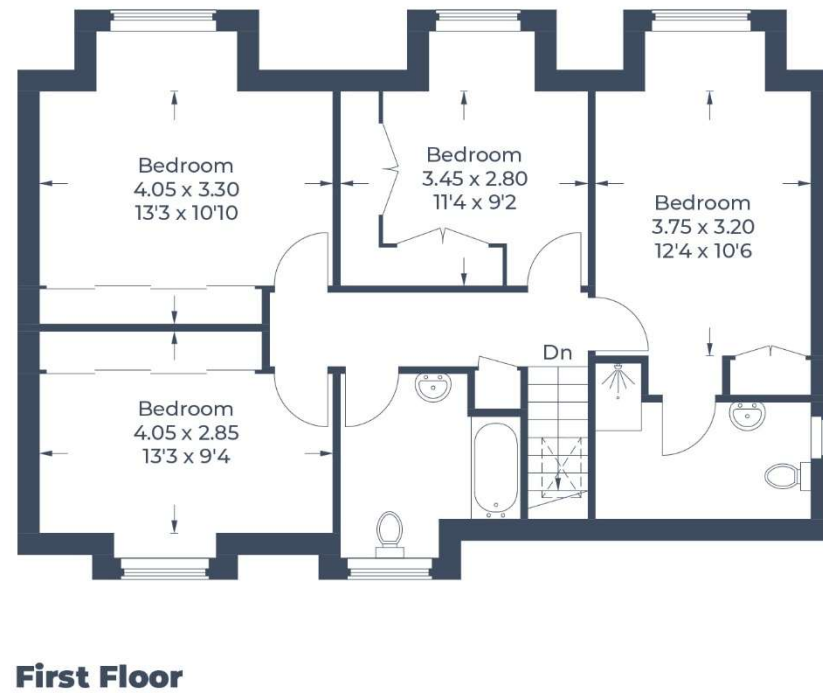


Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing