



3 POND COTTAGES, LANE END
PRICE: £395,000 FREEHOLD

am ANDREW
MILSOM

**3 POND COTTAGES
HIGH STREET
LANE END
BUCKS HP14 3HY**

PRICE: £395,000 FREEHOLD

Situated in a sought after location set back from Lane End High Street with views across the village pond, this well planned two bedroom mid terrace home is ideal for a single person or couple and provides well maintained accommodation.

**COURTYARD GARDEN:
TWO BEDROOMS: SHOWER ROOM:
CLOAKROOM: LIVING ROOM:
DINING ROOM: FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: SINGLE GARAGE:
CHOICE OF PARKING.**

TO BE SOLD: located in the heart of this pretty Chiltern village, just four miles north of Marlow, this well presented two bedroom mid terrace home is highly recommended for an internal viewing. Well planned and ideal for a single person or couple, the property overlooks the central village pond and is within a stone's throw of High Street shops. Marlow and High Wycombe Town centres are equidistant and have a full range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead with links to Crossrail in 2018. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and junction 4 Handy Cross, High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL with front door, fuse box, door to Living Room and door to

CLOAKROOM with white suite of wash basin, low level w.c., tiled wall surrounds.



LIVING ROOM: 16'1 x 10'4 max (4.90 x 3.15m) including stairs to First Floor, radiator, wall thermostat and door to



DINING ROOM: 9'1 x 8'5 (2.77 x 2.56m) with double glazed double doors to outside, radiator and door to



FITTED KITCHEN: 9' x 7' (2.74 x 2.13m) with range of wall and base units with one and a half stainless steel sinks with single drainer and mixer tap, four ring Stoves stainless steel hob with cooker hood over and double oven under, built in fridge and freezer, vinyl floor, radiator, Ideal gas fired boiler, tiled wall surrounds.

FIRST FLOOR

LANDING with access to loft, deep linen cupboard with shelving.



BEDROOM ONE: 12'9 x 10'4 (3.89 x 3.15m) radiator, over stairs cupboard.



BEDROOM TWO: 9'2 x 8'5 (2.79 x 2.56m) radiator.



SHOWER ROOM with white suite of large corner shower cubicle with thermostatic control, wash basin and low level w.c. with vanity unit, heated towel rail, recess spot lighting, vinyl floor, partly tiled walls.

OUTSIDE

TO THE FRONT of the property is an open lawn area with gravel pathway, brick walling beyond which is the village pond.



THE REAR GARDEN has been paved for ease of maintenance and features a stone pathway leading to the rear gate, panel fencing and brick paviour, outside light and water tap.

SINGLE GARAGE with up and over door with light, power and loft storage. The property is approached from the rear into a gravelled drive where there is communal parking or additional residents off street parking.

DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and take the first exit at the roundabout into Dean Street. Continue out along Dean Street into Seymour Court Road and past Booker Air Park. Four miles from Marlow you reach the village of Lane End where Pond Cottages will be found on the right. Access to the cottage is via the right turn before Norths Garage, first right and then right again into the parking area for Pond Cottages.



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EPC BAND: C

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

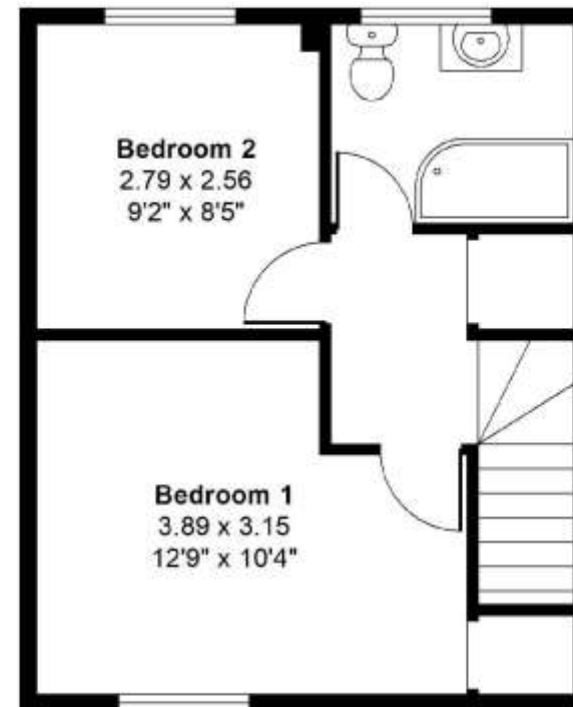
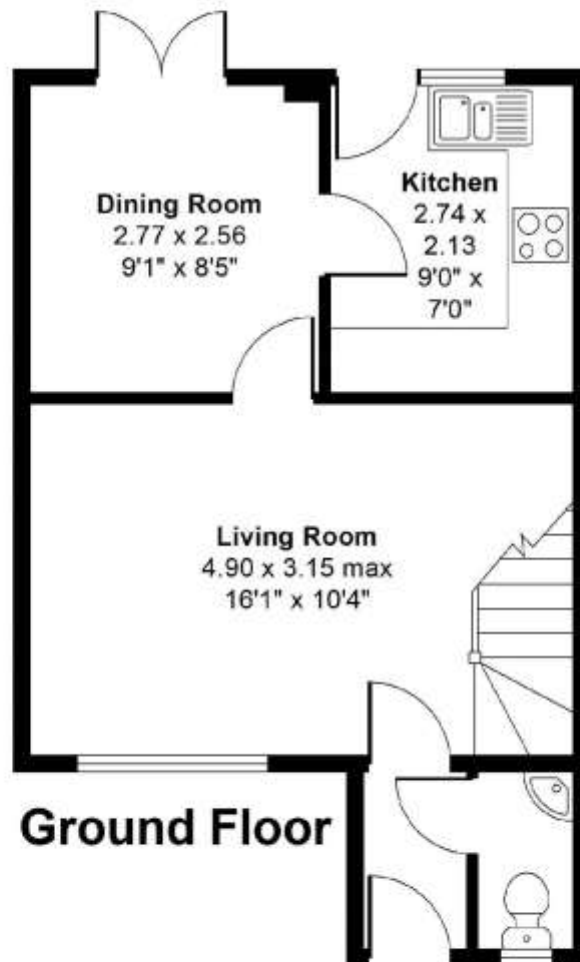
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Your home is at risk if you do not maintain mortgage payments or a loan secured on it

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

NOT TO SCALE

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First Floor
Approximate Floor Area
64 sq m - 697 sq ft
(Gross Internal)