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SIMMONS & SONS



Peterley Court, Lane End

Well Presented Cluster House with No Onward Chain

Guide Price £330,000

Freehold

1 Peterley Court, Edmonds Road

Lane End, HP14 3EP

- Lounge/dining room with cosy feature fireplace
- French doors to garden from lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Rear garden with full width patio & lawned area
- Single garage in block
- Cul-de-sac location in Lane End
- No onward chain



Located in the charming village of Lane End, this delightful freehold cluster house. Boasting two well-proportioned bedrooms and a modern bathroom, this home is perfect for first-time buyers, downsizers, or investors alike. Spanning approximately 667 sq. ft, the property features a wonderfully spacious lounge/diner that invites relaxation around a cosy feature fireplace. French doors open out onto a private rear garden, offering a peaceful retreat ideal for summer entertaining or simply enjoying the fresh air. The home is well-presented throughout and offered with no onward chain, ensuring a straightforward purchase. Practicality is catered for with a garage in a nearby block, providing secure parking or valuable additional storage space. The sought-after village location means you're never far from essential amenities; Lane End High Street is just 0.4 miles away, offering a convenience store, coffee shop, and a selection of useful shops and services. For those looking to venture further afield, the vibrant centres of Marlow and High Wycombe are just 4.5 miles away, bringing a wealth of shopping, dining, and leisure opportunities within easy reach.



Exterior

To the rear of the property, it is mainly laid to lawn with patio area. There is a garden shed and gated access all enclosed by wooden fencing.

Situation

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

Heating: Electric

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

Council Tax Band - C

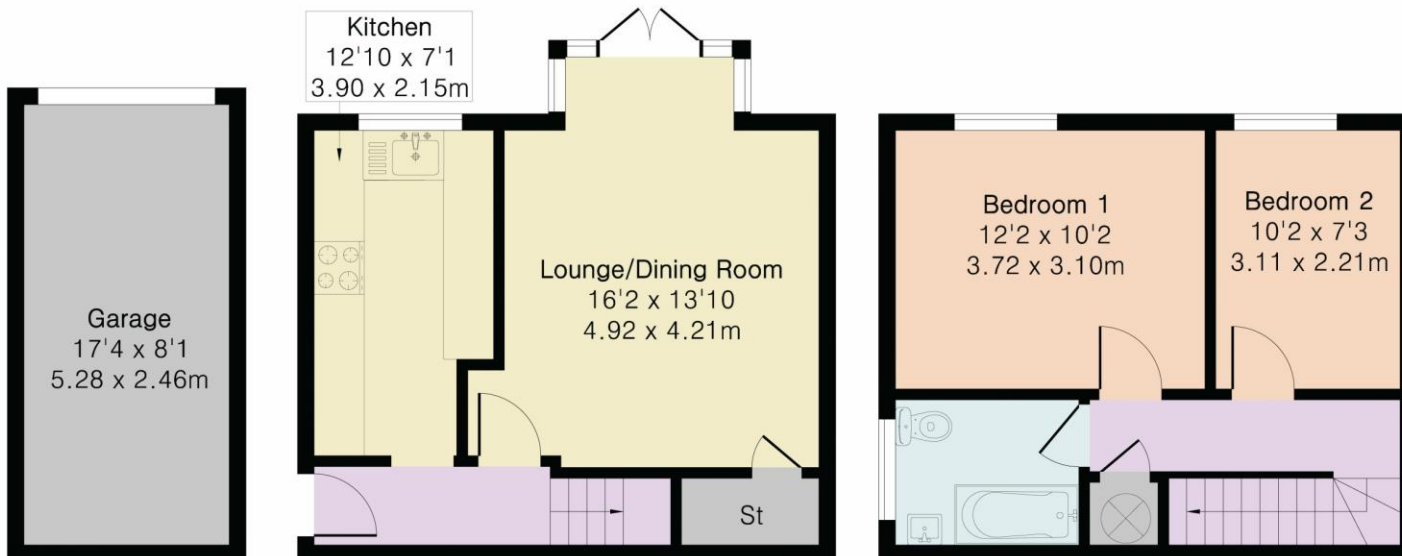
Energy Performance Rating - E41

**Approximate Gross Internal Area 667 sq ft - 62 sq m
(Excluding Garage)**

Ground Floor Area 343 sq ft – 32 sq m

First Floor Area 324 sq ft – 30 sq m

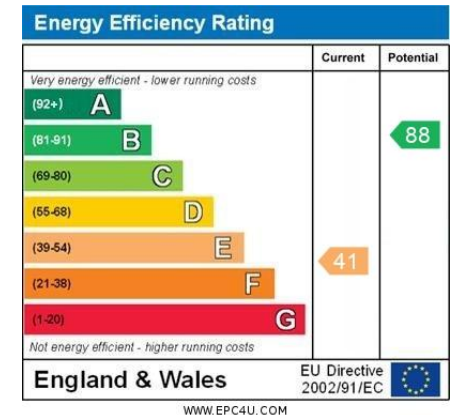
Garage Area 140 sq ft – 13 sq m



Garage

Ground Floor

First Floor



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

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