



40 Green Lane, Radnage, Buckinghamshire, HP14 4DN - £535,000

## An extended three bedroom semi-detached family home in a countryside location.

Entrance Porch | Entrance Hall | Shower Room/W.C. | Study/Reception Room, Large Living Room With Wood Burning Stove | Large Kitchen/Dining Room | Utility Room | First Floor Landing | Three Bedrooms | Family Bathroom/W.C. | Oil Fired Heating To Radiators | Double Glazing | Integral Garage | Ample Off Street Parking To Front | Large Rear Garden Backing Onto Fields |

Found in a private road in the popular rural village of Radnage and backing onto open fields is this spacious bay window semi-detached home. The accommodation comprises entrance porch, entrance hall with shower room/W.C., Large modern kitchen/breakfast room with separate utility room, Large lounge with brick built feature fireplace and doors opening to the rear garden, additional reception room that is currently utilised as a study but could be an additional ground floor bedroom. The family bathroom and three bedrooms are accessed from the first floor landing with views to front and rear. Double glazing and oil fired heating to radiators also features. Outside there is ample off street parking, area of lawn and driveway to garage with integral door to the hall. To the rear the large garden is laid to lawn with fruit trees and hedging.

**Price... £535,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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## LOCATION

Located in the Chiltern Hills and surrounded by open countryside Radnage is a popular village providing a popular local school, village hall with playing fields, Church and common land. Further amenities can be found in the neighbouring village of Stokenchurch which include day to day shopping facilities, doctor's surgery, dental surgery, library, coffee shop and access to Junction 5 of the M40. More extensive facilities and Grammar schools can be found at High Wycombe along with a mainline railway service to London Marylebone.

## DIRECTIONS

From the centre of Stokenchurch proceed in an easterly direction on the Wycombe Road A40. After leaving the village take the next left into City Road. Before the school turn right into Green Lane where the property is located on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

D

### Council Tax

Band E

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

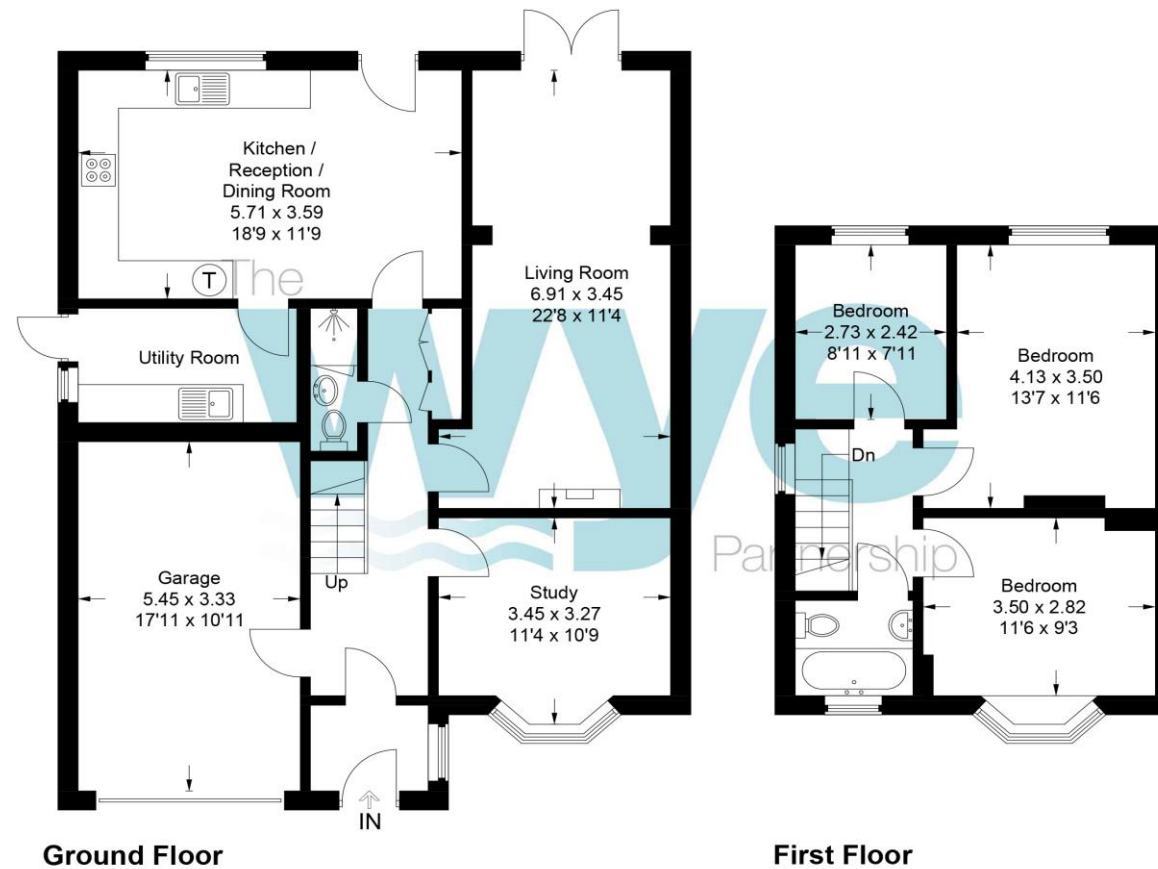
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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## 40 Green Lane, Radnage

Approximate Gross Internal Area  
 Ground Floor = 96.0 sq m / 1,033 sq ft  
 First Floor = 38.0 sq m / 409 sq ft  
 Total = 134.0 sq m / 1,442 sq ft  
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.