



Estate Agents  
**Hurst**

5 Clinkard Place, Lane End, Bucks, HP14 3HQ

£575,000

# 5 Clinkard Place, Lane End, Bucks, HP14 3HQ

Situated in a quiet cul-de-sac within the sought after Chiltern Hills. Between the villages of Lane End and Frieth this modern 3 bedroom link-detached family home is situated in an Area of Outstanding Natural Beauty (AONB) which boasts green surroundings and is rich in countryside / woodland walks. It also shares close proximity to the M40 motorway and train service to London . Nearby Marlow has a good range of shops and schools.

The accommodation briefly comprises entrance hall with downstairs toilet, lounge with gas fire leading to a separate dining room and modern kitchen. On the first floor there is a master bedroom with en-suite shower room and built in wardrobe.

There are two further bedrooms and a family bathroom.

Externally there is a single garage with driveway parking for one car, lawned front garden and side pedestrian access leading to rear garden. The rear garden has a large patio area ideal for entertaining, there is also a lawned area and borders with established colourful shrubs and also benefits from a good degree of privacy.

The property also benefits from double glazed windows, gas central heating and new UPVC fascias and soffits front and rear. There is also the option of a further parking space at the front of the house due to lowered curb, and land at the rear of the garage for future house extension.



## **FRIETH BOARDERS**

**HIGHLY SOUGHT AFTER LOCATION**

**AREA OF OUTSTANDING NATURAL BEAUTY**

**IMMACULATE CONDITION THROUGHOUT**

**QUIET CUL-DE-SAC**

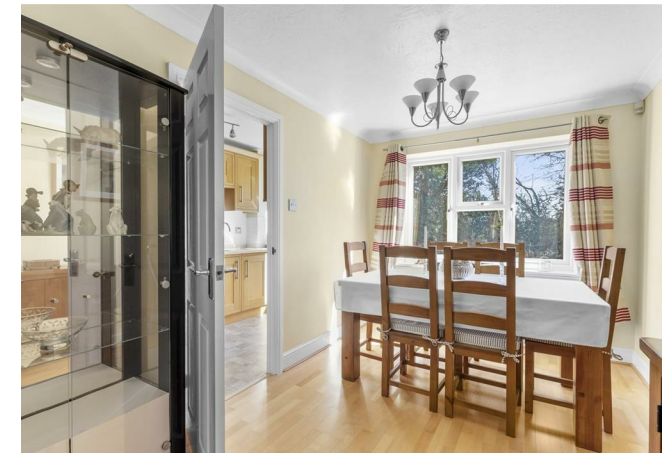
**GARAGE & DRIVEWAY PARKING**

**THREE BEDROOMS**

**PRINCIPAL BEDROOM WITH EN-SUITE**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

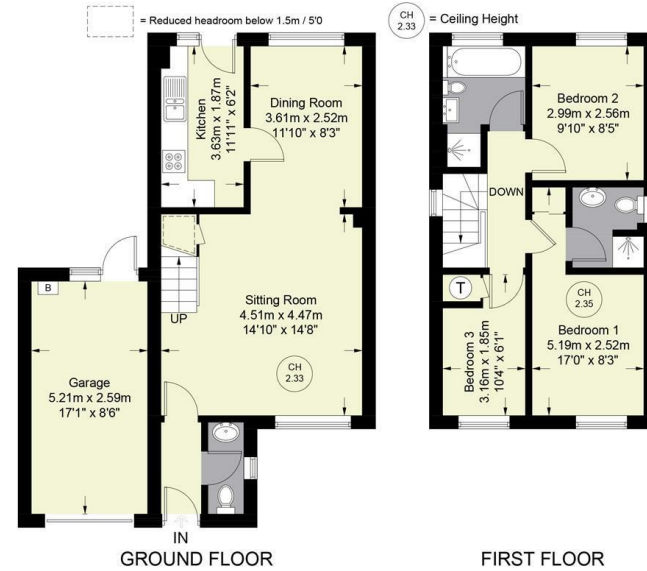






### Clinkard Place

Approximate Gross Internal Area  
 Ground Floor = 446 sq ft / 41.4 sq m  
 First Floor = 399 sq ft / 37.1 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Total = 991 sq ft / 92.1 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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