



**THE HOLLIES, WHEELER END.
PRICE: £795,000 FREEHOLD**

am ANDREW
MILSON

**THE HOLLIES
BULLOCKS FARM LANE
WHEELER END
BUCKS HP14 3NJ**

PRICE: £795,000 FREEHOLD

A superbly presented and surprisingly spacious four bedroom detached bungalow offering adaptable high specification accommodation in a fine semi rural location on 0.44 of an acre plot.

**IMPRESSIVE 450FT REAR GARDEN:
THREE DOUBLE BEDROOMS:
ENSUITE SHOWER ROOM: SEPERATE
BATHROOM & CLOAKROOM:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: LIVING ROOM WITH
WOOD BURNER: DINING ROOM:
STUDY/BED FOUR: DOUBLE GLAZING:
OIL CENTRAL HEATING: AMPLE
PARKING: NO ONWARD CHAIN.**

TO BE SOLD: This superbly modernised and immaculately presented four bedroom detached single storey home is set on a 540 ft plot in a semi rural location close to Lane End and five miles north of Marlow. This exceptional home has been tastefully improved in recent years with work that has included rewiring and plumbing, a replacement boiler and hot water tank. It now offers well planned and adaptable accommodation which must be viewed. Wheeler End is situated on the outskirts of Lane End village and is a designated area of Outstanding Natural Beauty. Lane End has a variety of shops and amenities for day to day needs whilst more extensive facilities can be found five miles away in Marlow and High Wycombe. There is easy access to the M40 at J4 and J5 providing fast commuting links to London, Oxford and Birmingham. The nearest railway stations are in Marlow and High Wycombe with links to London via Paddington and Marylebone respectively.

The accommodation comprises

ENTRANCE PORCH with front door, radiator cloaks cupboard with consumer unit, electric venetian blinds, double doors to:

ENTRANCE HALL: access to loft, three radiators, nest heating and hot water control



BEDROOM ONE: radiator fitted wardrobes, electric venetian blinds, door to



EN-SUITE SHOWER ROOM: Refitted with white suite of glazed shower cubicle with overhead rose, handheld attachment, low level WC, wash basin with vanity drawers, heated Bluetooth towel rail. extractor fan, electric roller blind, smart light switch

BEDROOM TWO: double wardrobe, fitted desks, cat6 sockets, smart power switch and wall cupboards, radiator, electric venetian blinds.

STUDY/BEDROOM FOUR: radiator.

BEDROOM THREE: radiator, fitted wardrobes.



BATH/SHOWER ROOM Refitted with white suite of panelled bath, shower attachment, WC, wash basin with vanity cupboards, glazed shower cubicle, overhead rose, handheld attachment, heated Bluetooth towel rail, extractor fan. airing cupboard with Gledhill hot water tank, smart light switch.



LIVING ROOM: glazed double doors, bi fold doors with garden view, wood burning stove on granite hearth, two radiators, electric roller blinds, cat6 connections



DINING ROOM: glazed double doors, radiator, electric roller blind, sliding patio doors with an outlook over rear garden



KITCHEN/BREAKFAST ROOM: refitted with contemporary range of grey gloss wall and base units with contrasting granite working surfaces, one and a half stainless steel sinks with mixer tap, view over the rear garden, Zanussi double oven, induction hob and cooker hood, glazed backplate, AEG microwave oven, space for fridge freezer, radiator breakfast bar with seating for two. Electric roller blind.



UTILITY ROOM: range of wall and base units, built in fridge and freezer, single drainer stainless steel sink, mixer tap, space & plumbing for washing machine and dryer, oil fired boiler, extractor fan.

CLOAKROOM: with white suite of low level WC wash basin, heated towel rail.

OUTSIDE - THE FRONT GARDEN includes a gravel driveway with parking for numerous cars, electric and solar power and lighting. Secure side gate access to rear.



THE REAR GARDEN extends to over 450ft in length and is south - west facing. It includes a two tiered flagstone patio with hot and cold outside tap, hot tub, side storage, lighting and a large expanse of

lawn with hedgerow and panelled fenced boundaries. There are fir trees, brick walling, numerous sheds and outbuildings, hardstanding for a dog pen and a wooded copse. Flood lighting in separate areas.



M31960326

EPC BAND: TBC - COUNCIL TAX BAND: F

VIEWING: Please contact our Marlow office on 01628 890707 or homes@andrewmilsom.co.uk.

DIRECTIONS: Use **HP14 3NJ** where The Hollies is across the common opposite The Chequers Pub.

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.

DRAFT SALES PARTICULARS

Approximate Gross Internal Area = 145.4 sq m / 1,565 sq ft

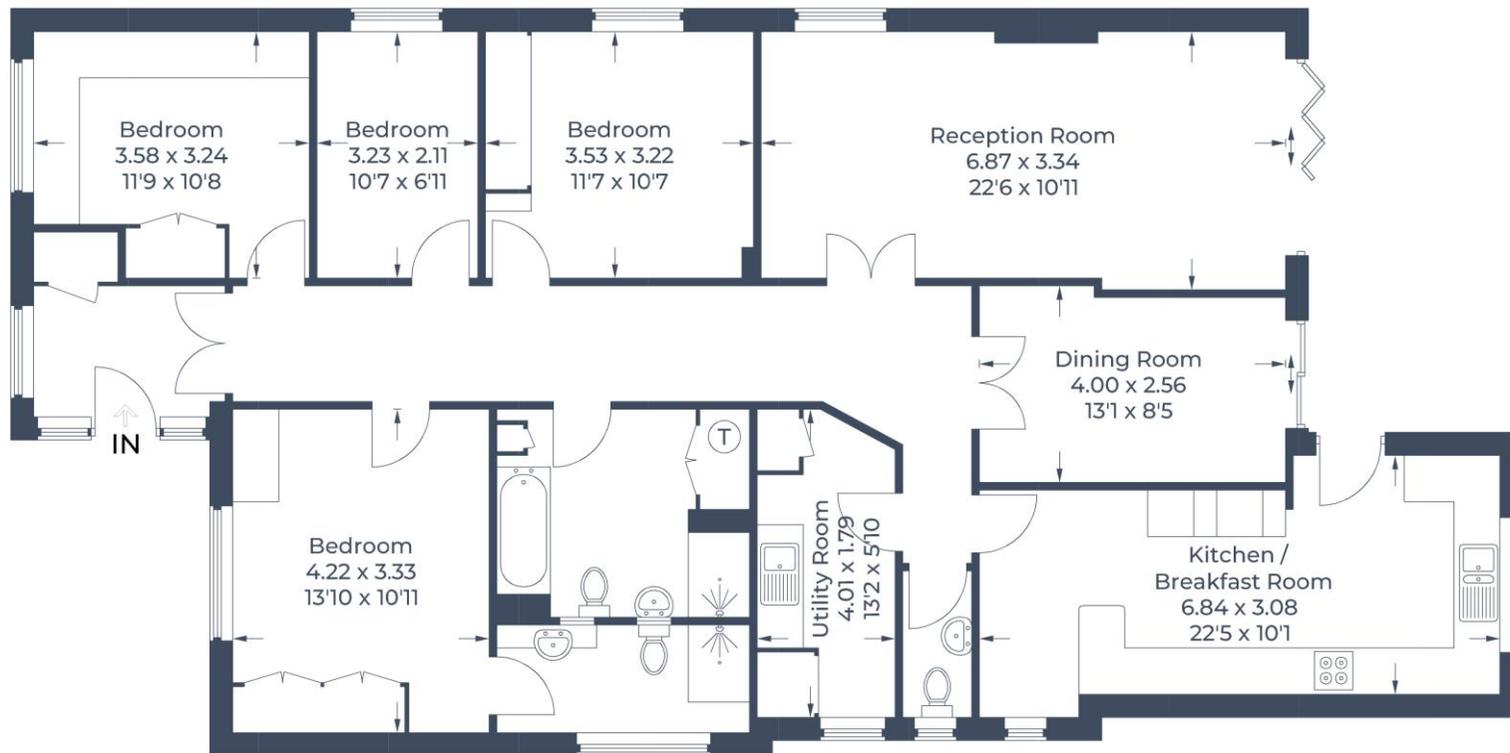


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