



THE MAGNOLIAS, MARLOW ROAD, LANE END
PRICE: OFFERS IN THE REGION OF £695,000 FREEHOLD

am ANDREW
MILSOM

**THE MAGNOLIAS
MARLOW ROAD
LANE END
BUCKS, HP14 3JW**

OFFERS IN THE REGION OF £695,000

This mature 1930s four bedroom detached family house is situated in a well-established residential area on a large mature plot in this popular village just four miles north of Marlow.

**70FT REAR GARDEN:
THREE DOUBLE BEDROOMS:
BEDROOM FOUR/STUDY:
SHOWER ROOM: TWO RECEPTION
ROOMS: KITCHEN: UTILITY ROOM:
WC: RECEPTION THREE/WORKSHOP:
GAS CENTRAL HEATING: PARKING
FOR SEVERAL CARS: SCOPE FOR
EXTENSION: NO ONWARD CHAIN.**

TO BE SOLD: This attractive double fronted four bedroom detached home is located on the southern outskirts of the popular village of Lane End within a short walk of its pretty High Street. The property is set on a good sized 147ft plot, backing onto farmland with woodland beyond. This imposing home has already been extended on two storeys to the rear but still provides plenty of scope for both modernisation and further enlargement if required and subject to usual consents. It is well placed for access to open countryside, the M4 and M40 motorways, as well as shops in the village. Lane End also has a primary school and a doctors surgery. Secondary education can be found in Marlow and High Wycombe which boast Grammar Schools of high repute. The accommodation comprises

ENTRANCE PORCH glazed door, quarry tiled step and front door

ENTRANCE HALL wood block flooring, stairs to first floor, radiator



LIVING ROOM, bay window, fireplace with coal effect gas fire, radiator.



DINING ROOM bay window, fireplace with coal effect gas fire, radiator and door to

INNER HALL with radiator and opening to



KITCHEN refitted range of white gloss wall and base units with granite effect working surfaces. window overlooking rear garden, one and a half sinks with single drainer, four ring gas hob with cooker hood, double oven, radiator, door to rear hall, understairs and larder cupboard with meters and door to

UTILITY ROOM with Worcester gas-fired boiler double drainer and single sink with cupboards, plumbing and space for washing machine, airing cupboard with hot water cylinder and immersion heater, central heating programmer. **INNER WC.**

REAR HALL/BOOT ROOM with windows overlooking and door onto the rear garden.

WORKSHOP/ THIRD RECEPTION radiator, window with view of a garden. Scope for conversion from workshop to additional reception room, if required.

FIRST FLOOR

LANDING with access to loft, radiator, linen cupboard,



BEDROOM TWO radiator, window overlooking the front,



BEDROOM THREE, radiator wardrobe and window looking over overlooking the front.

BEDROOM FOUR radiator,

SHOWER ROOM with white suite of wash basin with vanity cupboard, WC, walk-in shower cubicle with handheld attachment, radiator.



BEDROOM ONE dressing area with wardrobe, two radiators, view over the garden to farmland and woodland beyond, wash basin with vanity cupboard and space for an ensuite bath/shower room, subject to usual consents.

OUTSIDE

TO THE FRONT GARDEN there is a driveway for parking of three/four vehicles and a mature garden to the side with a lawn area variety of trees (including Magnolias) well stocked beds.



THE REAR GARDEN is a feature of the property measure 70ft in depth and is mainly laid to lawn, with a number of outbuildings, variety of shrubs and trees, mature boundary to the rear which backs onto farmland. There is gated side access from the front.

M49531026

EPC BAND: TBC

COUNCIL TAX BAND: G

VIEWING: Please arrange to view via Marlow office by phoning **01628 890707** or emailing homes@andrewmilsom.co.uk

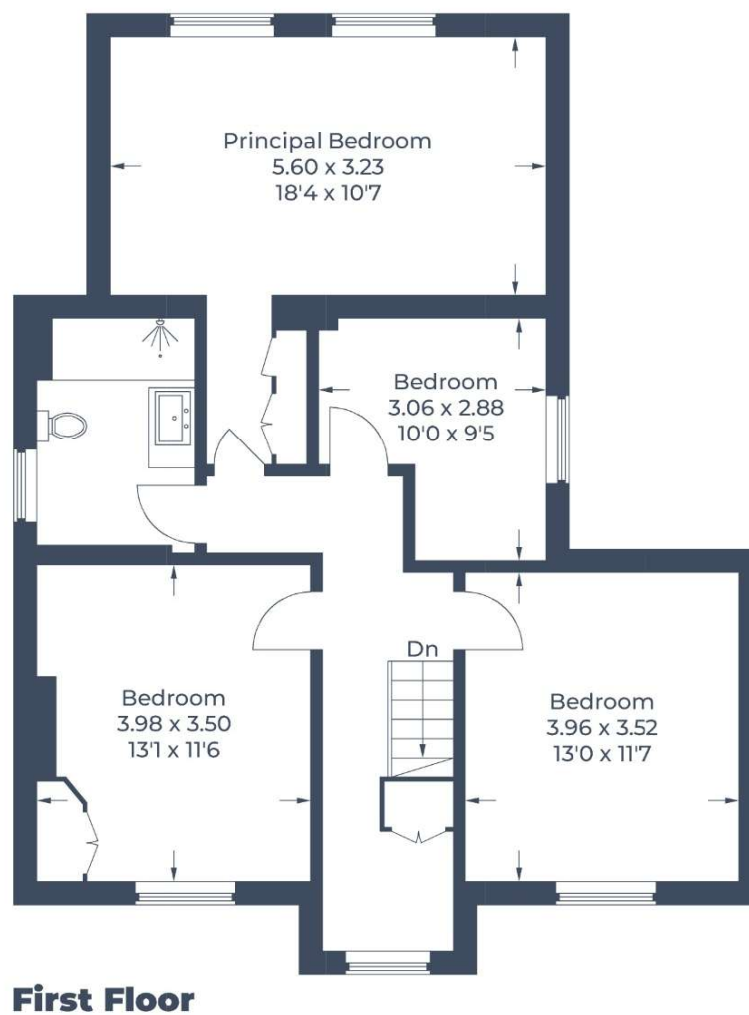
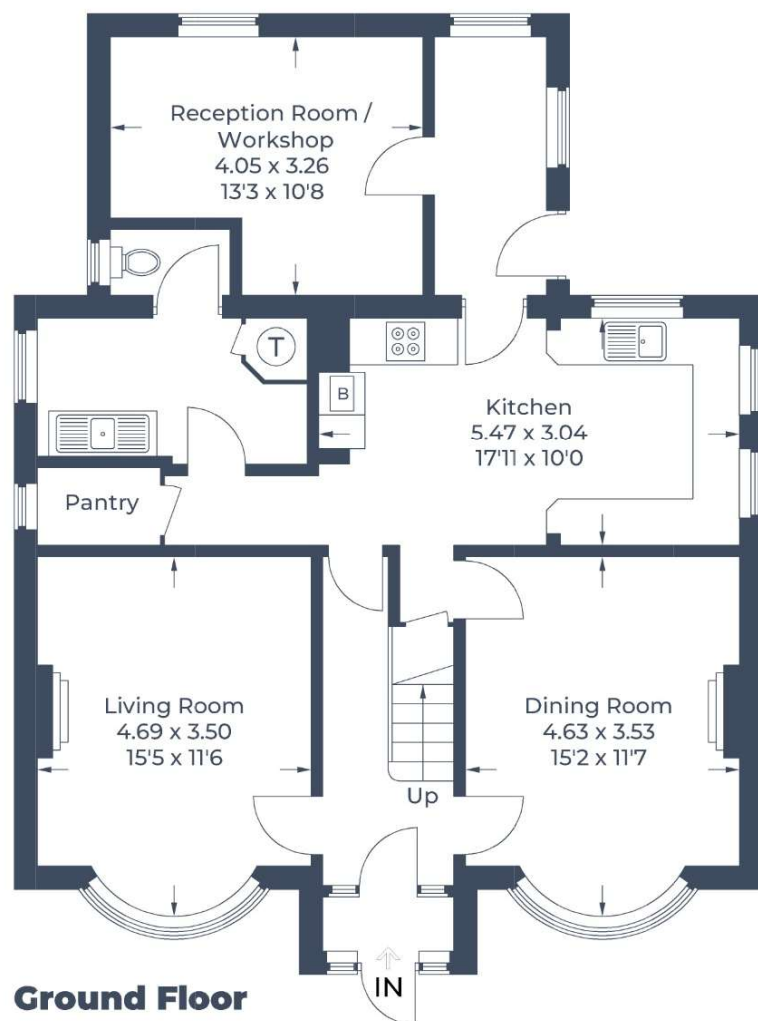
DIRECTIONS: Please use **HP14 3JW** and when approaching the village from Marlow/Booker direction, the property is on the right indicated by the 'for sale' sign.

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 DETAILS. AWAITING VENDORS APPROVAL

Approximate Gross Internal Area
 Ground Floor = 89.3 sq m / 961 sq ft
 First Floor = 80.3 sq m / 864 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 186.1 sq m / 2,003 sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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