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SIMMONS & SONS

Framers Court, Lane End

Semi-detached house in over 55s retirement community

Guide Price £399,000

Leasehold

24 Framers Court, Ellis Way

High Wycombe, HP14 3LL

- Lounge and separate dining room
- Fitted Kitchen
- Conservatory and private garden
- Two bathrooms (ground floor and first floor)
- Communal gardens, an estate manager, laundry facilities, and a guest suite for visitors
- Secure gated underground allocated parking and visitor bays
- A short stroll from the Lane End village's High Street
- Approx. 4 miles from neighbouring towns of Marlow and High Wycombe
- No onward chain



An attractive semi-detached house, situated within a sought after and well-regarded over 55s retirement community in Lane End. Much loved by its previous owner, this quaint house offers comfortable and cosy accommodation with great neighbours and a community feel. Comprising of two bedrooms, two bathrooms, a kitchen, a lounge, and a separate dining room. The dining room leads through to a conservatory, which overlooks a private garden, providing a peaceful and relaxing space. Residents benefit from beautifully maintained communal gardens, an estate manager, on-site laundry facilities, and a guest suite for visitors. Allocated, Secure, underground Car Parking Space. There are also additional visitor bays, ensuring convenience and peace of mind. Located just a short stroll from Lane End village high street, the property enjoys easy access to local amenities, with the neighbouring towns of Marlow and High Wycombe approximately four miles away. Offered with no onward chain, this property represents an excellent opportunity for those seeking a well-appointed retirement home in a friendly community setting.



Exterior

The property features a low-maintenance, paved rear courtyard ideal for outdoor seating and dining. It is enclosed by high panel fencing and a decorative timber trellis with a gate, offering both privacy and clear boundaries. The space is enhanced by mature greenery, including climbing pink roses and a central ornamental grass feature, and offers direct access to the home via a white-framed conservatory.

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: Telephone Line

Lease: 150 years from 24th June 1991, Ground rent is peppercorn, Service Charge is £8,152 a year



Approximate Gross Internal Area 1099 sq ft - 102 sq m

Ground Floor Area 605 sq ft – 56 sq m

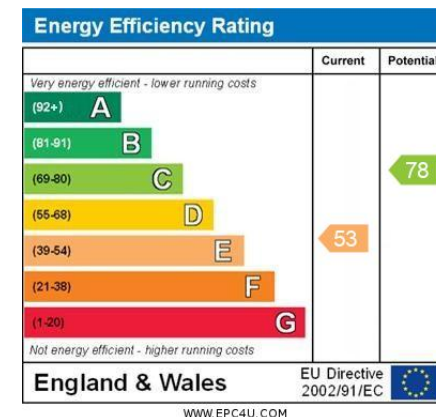
First Floor Area 494 sq ft – 46 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - **G**

Energy Performance Rating - **E53**



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

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