



13 FORGETTS ROAD, LANE END
£335,000 FREEHOLD

am ANDREW
MILSOM

**13 FORGETTS ROAD
LANE END
BUCKS HP14 3DZ**

£335,000

Situated in a popular residential area within an easy level walk of Lane End High Street, a modern three bedroom mid terrace town house offering scope for modernisation.

**GARDENS TO FRONT & REAR:
THREE BEDROOMS: BATHROOM:
CLOAKROOM: KITCHEN/BREAKFAST
ROOM: DOUBLE ASPECT LIVING
ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: OFF ROAD
PARKING FOR ONE CAR:
SINGLE GARAGE.**

TO BE SOLD: this spacious three bedroom town house is quietly located within half a mile of Lane End High Street and is close to local shops, country walks and bus routes to neighbouring towns. The property has light and good sized rooms and offers potential buyers scope for modernisation if required. Lane End High Street has shops for day-to-day needs, primary school and doctor's surgery whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at High Wycombe (Junction 4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington, via Maidenhead, with links to the Elizabeth Line and Marylebone respectively.

The accommodation comprises:

ENTRANCE HALL front door, vinyl floor, cupboard housing Johnson Starley gas fired warm air boiler.

CLOAKROOM refitted with white suite of low level w.c., wash basin, partly tiled walls.



LIVING ROOM double aspect with double glazed sliding doors to rear.



KITCHEN/BREAKFAST ROOM double aspect with range of wall and base units with single drainer stainless steel sink with mixer tap, space for oven, fridge and breakfast table space and plumbing for washing machine, fitted drawers, partly tiled walls, glazed door to

REAR HALL double glazed door to outside and stairs to

FIRST FLOOR

LANDING cupboard housing lagged hot water cylinder with immersion heater and shelving, storage cupboard to side.



BEDROOM ONE window overlooking the rear, wardrobe.



BEDROOM TWO window overlooking the rear, recessed wardrobe.

BEDROOM THREE fitted shelves.



BATHROOM white suite of panel bath, Mira shower unit with screen, wash basin, low level w.c., tiled walls, heated towel rail.

OUTSIDE



THE FRONT is approached from a service road, and has a south facing courtyard with brick walling, paved area, outside tap, shed and gated access to **SINGLE PARKING SPACE** and a personal door to

SINGLE GARAGE up and over door, light, power, electricity meter and electrical consumer unit.

TO THE REAR has two lawn areas with central pathway, panel fencing and dwarf walling. The pathway leads to the Rear Hall with a covered canopy.



M48780825 **EPC BAND: D**
COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode HP14 3DZ on entering Forgets Road number 13 can be found on the right.



MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

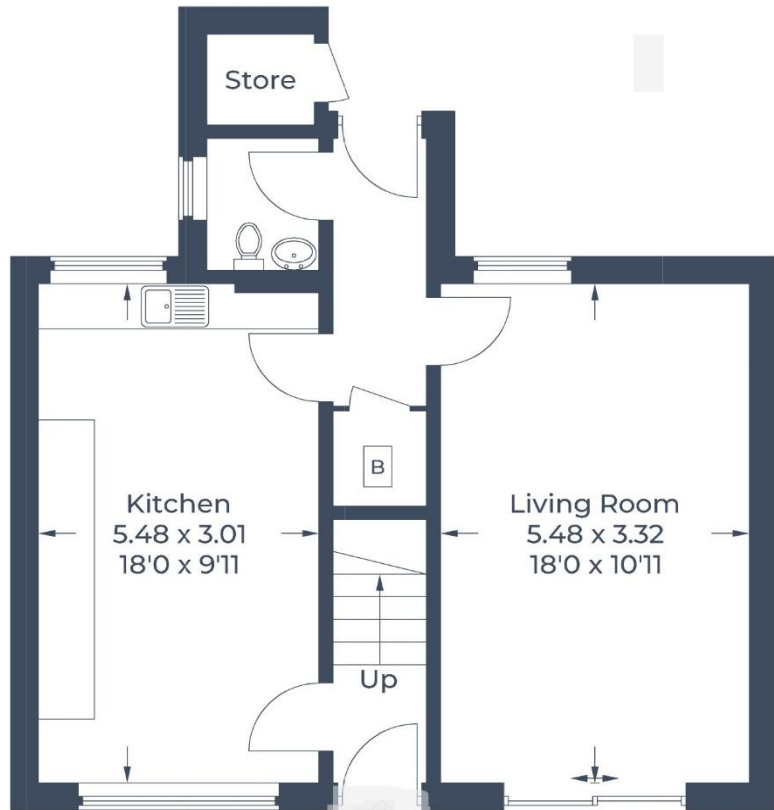
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

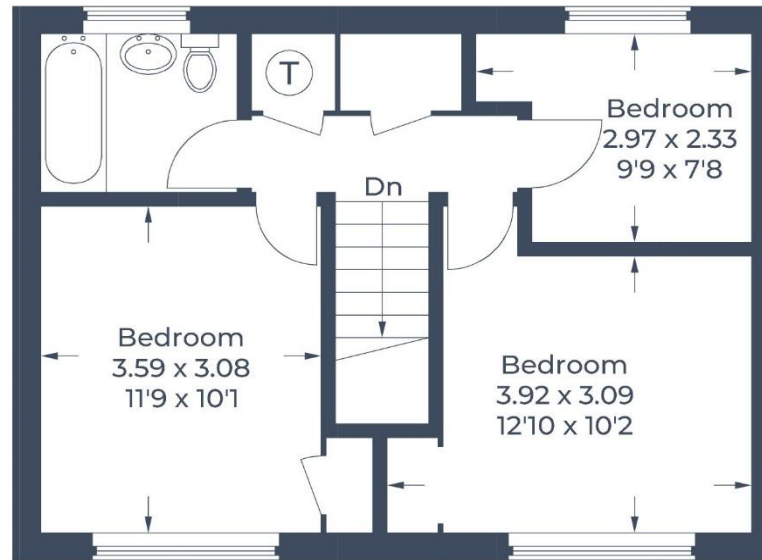
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

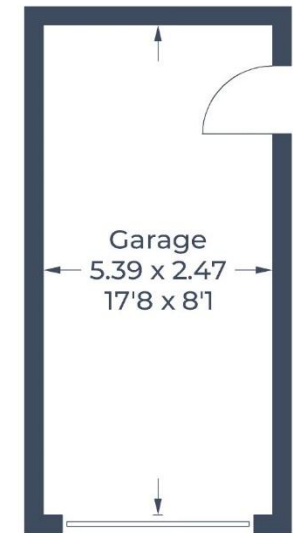
Approximate Gross Internal Area
 Ground Floor = 46.1 sq m / 496 sq ft
 First Floor = 41.8 sq m / 450 sq ft
 Garage = 13.2 sq m / 142 sq ft
 External Store = 1.1 sq m / 12 sq ft
 Total = 102.2 sq m / 1,100 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)