



hanners & harringtons

Johnson Road  
Lane End

# Johnson Road Lane End Buckinghamshire HP14 3DG

**Asking Price £450,000**

A deceptively spacious, light and airy three bedroom, three reception mid terraced family home which has been significantly upgraded by the current owners. Situated at the end of a quiet cul-de-sac in the picturesque village of Lane End offering lovely country walks, good local amenities including the multi award winning Grouse and Ale public house.

The property consists of a large entrance hallway, handy utility cupboard with space for white goods, separate WC and a further under stairs storage cupboard. The stunning kitchen diner is fully integrated with appliances, including a Neff fridge freezer, Neff dishwasher, Rangemaster oven, Quooker boiling water tap and extractor fan, whilst also providing ample eye and waist level storage units and Quartz worktops. The stylish living room is a cosy place to relax, flowing through to the sunroom. There are two additional reception rooms, both benefiting from underfloor heating which are currently being used as a playroom / office. The accommodation is versatile to suit any purchasers needs.

Upstairs there are 3 good sized bedrooms, 2 of which are doubles. The master bedroom benefits from fitted storage and additional over stair storage. There is a further single bedroom. The modern family bathroom provides a bath, overhead shower and a heated towel rail.

The standout feature of this desirable home is the large south facing rear garden, complete with a patio area, ideal for dining in the warm summer months. The garden provides a perfect outdoor retreat for summer gatherings or to simply enjoy spending time outside.





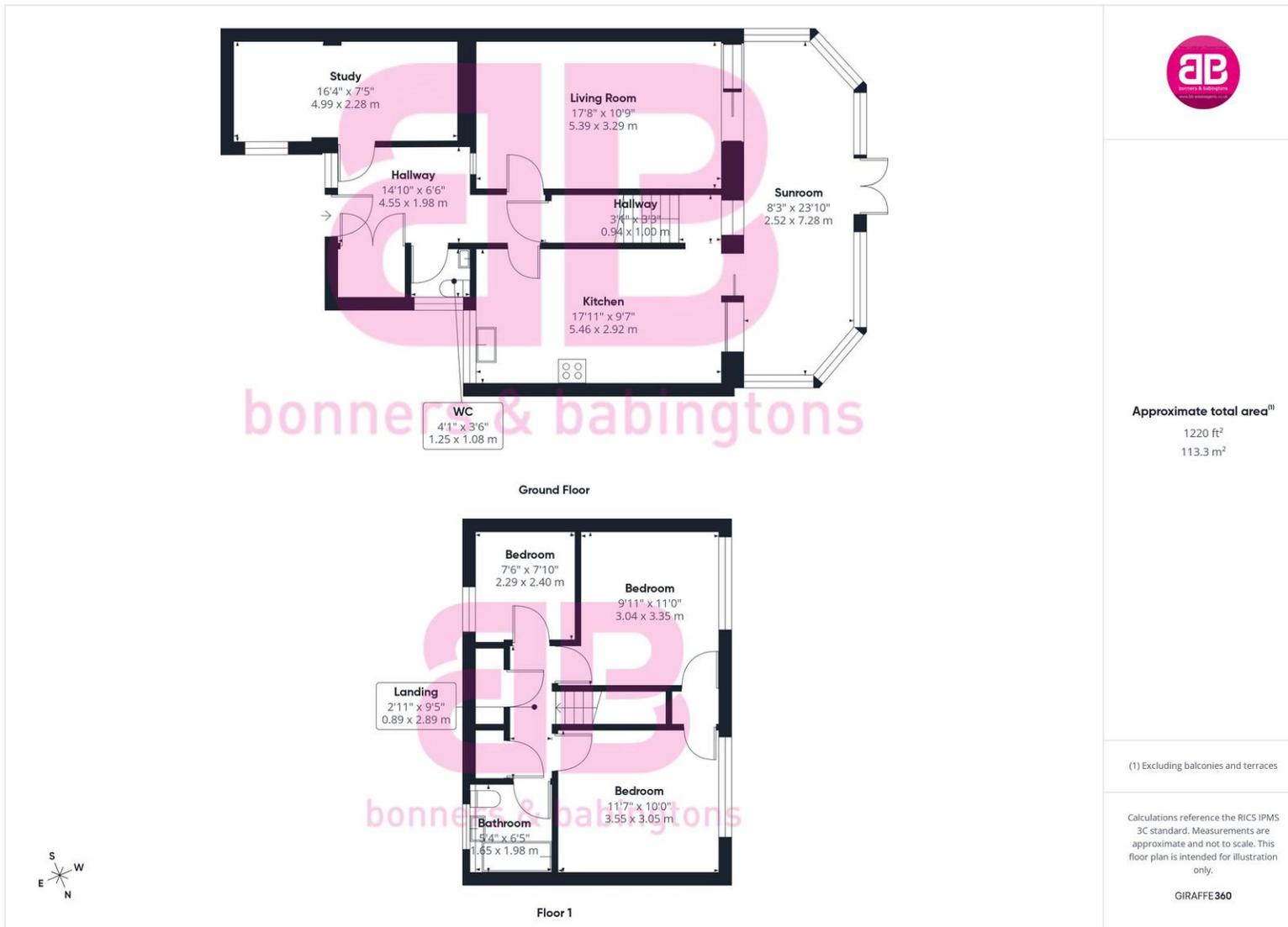
Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of several delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants. The larger towns of Marlow, High Wycombe and Maidenhead are readily accessible offering excellent shopping, sporting, and social facilities as well as schools for children of all ages. Each has a railway station, Marlow serving Paddington via Maidenhead on the Elizabeth Line and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
92-101	A		
81-91	B		66
69-80	C		72
55-68	D		
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher running costs



**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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