



5 OAKWOOD PLACE, LANE END
PRICE: £500,000 FREEHOLD

am ANDREW
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**5 OAKWOOD PLACE
LANE END
BUCKS HP14 3BQ**

PRICE £500,000 FREEHOLD

A modern brick and flint semi-detached home situated on a sought after private development in Lane End village centre.

**PRIVATE REAR GARDEN:
TWO DOUBLE BEDROOMS – ONE WITH
ENSUITE SHOWER ROOM:
FAMILY BATHROOM: CLOAKROOM:
LIVING/DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
SOLAR PANELS:
DOUBLE GLAZING:
DRIVEWAY PARKING.**

TO BE SOLD: this two double bedroom property is situated in a private development built by Shanly Homes. This beautifully presented property was previously a show home on the development and benefits from having two double bedrooms – one with ensuite shower room, family bathroom with Jack and Jill access giving the option to create a second ensuite to the second bedroom, private southerly aspect rear garden, views from first floor level across Lane End Church and adjoining countryside and car port providing off street parking for two cars. The property is located in the ever popular picturesque village of Lane End which has shops for day to day needs, doctor's surgery and primary school. Whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at High Wycombe, for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington and the Elizabeth Line, via Maidenhead and Marylebone respectively. The accommodation comprises:

Composite front door to **ENTRANCE HALL** with stairs to First Floor Landing, cupboard housing gas central heating boiler, laminate floor and radiator.



KITCHEN with composite stone work surfaces and a range of Shaker style wall and base units, fitted fridge freezer, dishwasher, space and plumbing for washing machine, stainless steel sink, electric AEG oven and gas five ring burner with cooker hood over, ceramic floor, radiator and double glazed window to front. TV ariel point.

CLOAKROOM with low level w.c., wall mounted wash basin, double glazed frosted window to side, heated towel rail, ceramic tiled floor.



LIVING/DINING ROOM enjoying a southerly aspect, laminate flooring, radiator, double glazed patio doors to rear garden.

**FIRST FLOOR
LANDING** double glazed window to side, access into loft space.



BEDROOM ONE southerly facing room with double glazed window to rear, radiator and fitted wardrobes.

ENSUITE SHOWER ROOM with enclosed shower cubicle with Raindrop shower head and separate shower attachment, low level w.c., wall mounted wash basin, part tiled walls, tiled floor, double glazed frosted window and heated towel rail.



BEDROOM TWO radiator, television aerial point, double glazed windows to front, cupboard housing hot water cylinder, fitted wardrobe. TV aerial point.



FAMILY BATHROOM modern suite comprising wall mounted wash basin, low level w.c., enclosed panel bath with mixer taps, Raindrop shower head and separate shower attachment, heated towel rail and access to bedroom 2.

OUTSIDE

TO THE FRONT is an access path surrounded by mature shrub borders with covered **CAR PORT** to side providing off street parking for two cars, further visitor bay close by.



TO THE REAR is a south facing garden mainly laid to lawn with mature shrub borders and beds and surround patio area to the rear of the property and centrally in the lawn with gated access to Car Port.

MAINTENANCE CHARGE for the upkeep of the road and general maintenance of the development, there is a half yearly charge of £184.00.

M46140625

EPC BAND: A

COUNCIL TAX BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: entering Lane End from Marlow on the B482, past the village pond on the right and the left turning follow through the village taking your second available left to Oakwood Place where the subject property can be found ahead of you on the left hand side.

MONEY LAUNDERING REGULATIONS:

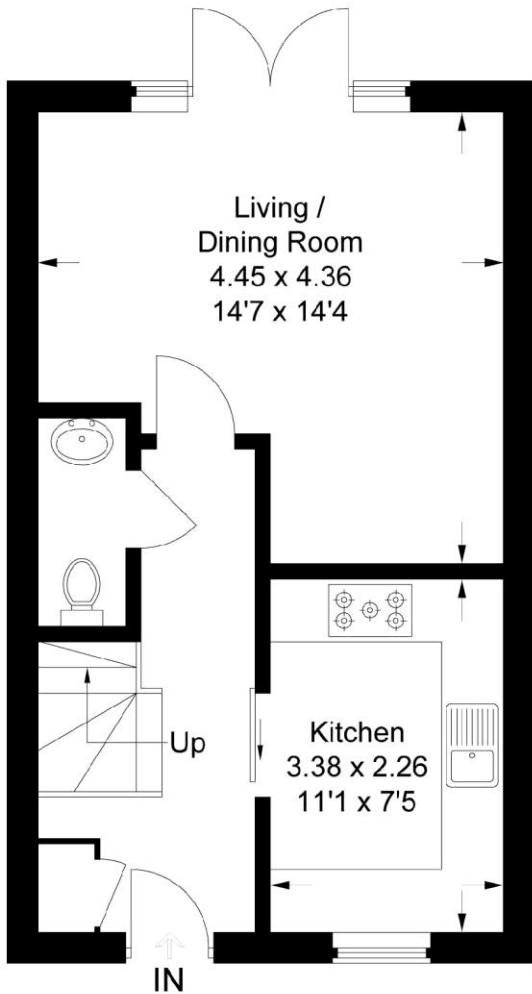
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

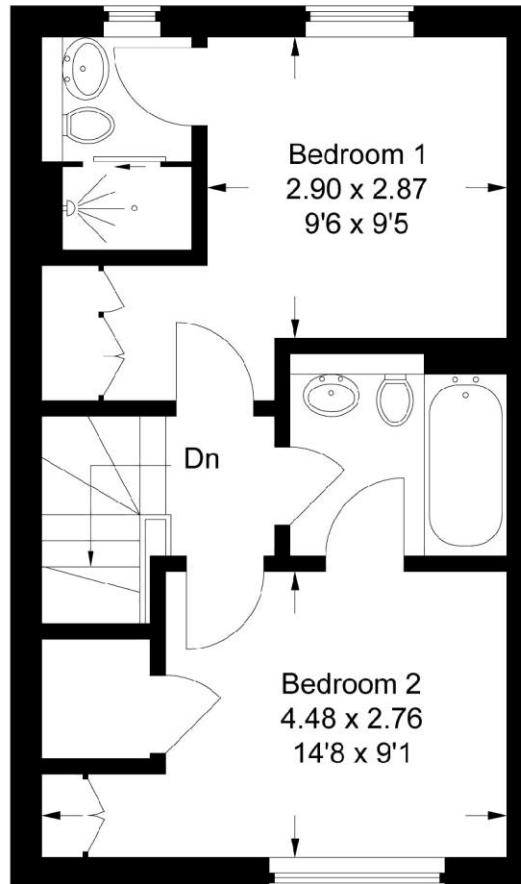
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

5 Oakwood Place

Approximate Gross Internal Area
Ground Floor = 35.9 sq m / 386 sq ft
First Floor = 35.6 sq m / 383 sq ft
Total = 71.5 sq m / 769 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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