



11 Beech Avenue

Lane End, High Wycombe

- Spacious Detached Family Home With Double Garage
- Living Room, Conservatory, Modern Fitted Kitchen/Dining Room & Shower Room
- Four Bedrooms & Family Bathroom To First Floor
- Gas Heating To Radiators With Recently Updated Boiler
- Rear Gardens Backing Onto Countryside
- Access To Local Amenities & Countryside

Situated in the village of Lane End approximately 5 miles from High Wycombe and 5 miles from Thameside Marlow. The village provides a good range of facilities, local school and buses connect Lane End with High Wycombe, from where there is a 25 minute rail service to London Marylebone as well as direct links to Oxford and Birmingham. Chiltern countryside literally surrounds Lane End, while in contrast, junctions 4 and 5 of the M40 are reached in about ten minutes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



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A good size four bedroom detached home offered with no onward chain.

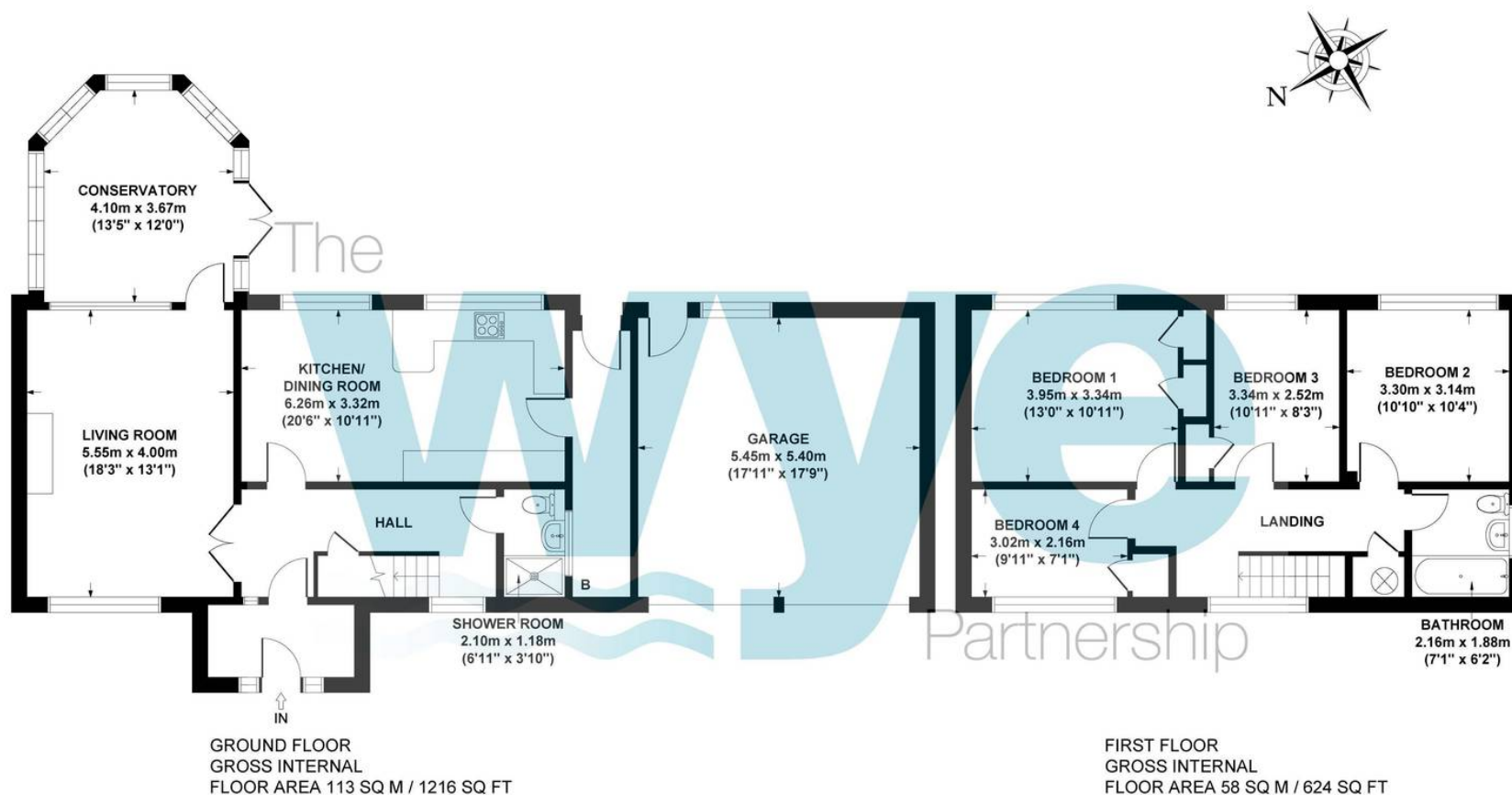
Providing easy access to local amenities, school and surrounding countryside is this four bedroom detached home with double garage and rear outlook over fields and woodland. Offered with no onward chain the accommodation comprises entrance porch, entrance hall, shower room/W.C., living room, conservatory with aspect over fields to rear, refitted kitchen/dining room with integral appliances, side hall providing potential utility room, first floor landing, four bedrooms, family bathroom/W.C., double glazing, gas heating radiators with recently replaced boiler, front & rear gardens with courtyard to side, double garage with driveway providing off street parking. Viewing recommended.











11 BEECH AVENUE, LANE END, HP14 3EQ
APPROX. GROSS INTERNAL FLOOR AREA 171 SQ M / 1840 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Stokenchurch

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

