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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE  
**SIMMONS & SONS**

**Johnson Road, Lane End**

**Guide Price £460,000**

Terraced family home in the heart of the Village of Lane End

Freehold



## 11 Johnson Road, Lane End

### High Wycombe, HP14 3DG

- Garage converted into downstairs fourth bedroom and benefits from shower room on the ground floor
- Spacious lounge with sliding doors into the conservatory with its panoramic views to the garden
- Fitted kitchen with plenty of space for dining area and double doors opening into the garden
- Four bedrooms in total, all good-sizes - Three on the first floor and one on the ground floor
- Family bathroom to the first floor
- Westerly facing rear garden to enjoy sunshine to late evening
- Driveway parking to the front of the property
- Located within 0.5 miles walking distance of Lane End high street with local amenities and coffee shop and popular Grouse & Ale pub and is approx. 4 miles from neighbouring towns of Marlow and High Wycombe
- Fantastic access to local countryside walks and bike routes



Situated in the heart of Lane End village, this well-presented four-bedroom terraced family home on Johnson Road offers a versatile and comfortable living space. The property benefits from freehold tenure and an EPC rating of C. The ground floor features a spacious lounge with sliding doors leading into a conservatory, providing panoramic views over the westerly-facing rear garden, ideal for enjoying sunshine until late evening. The fitted kitchen includes ample space for a dining area and double doors opening directly onto the garden, creating a seamless indoor-outdoor flow. Additionally, the garage has been thoughtfully converted into a fourth bedroom with shower room/guest cloakroom close-by, offering flexible accommodation to suit modern family living. Upstairs, there are three generously sized bedrooms and a family bathroom, catering comfortably for all household needs. Outside, driveway parking is available to the front of the property. This home is conveniently located within half a mile of Lane End high street, offering a range of local amenities, coffee shop, and the popular Grouse & Ale pub. It also provides excellent access to countryside walks and bike routes, with the neighbouring towns of Marlow and High Wycombe approximately four miles away. This property represents an excellent opportunity to acquire a versatile family home in a sought-after village location.





## Exterior

Sunlight bathes this spacious, rear garden, which seamlessly blends functional outdoor living with a private, open-air feel. A wide patio made of large stone flags spans the width of the property, providing an ideal zone for outdoor dining and entertaining right outside the conservatory. Steps lead down from the terrace onto a good-sized lawn area, which offers plenty of space for recreation or future landscaping. The garden is securely enclosed by sturdy wooden fencing.

## Situation

Lane End is a popular village to the north of Marlow which 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: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

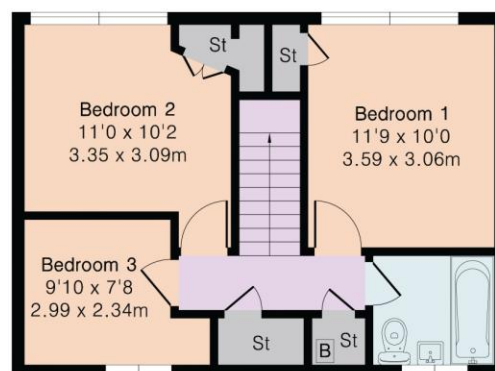
**Approximate Gross Internal Area 1313 sq ft - 122 sq m**

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 464 sq ft – 43 sq m



Ground Floor



First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - C

Energy Performance Rating - C69

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

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