



bonners & babingtons

New Road  
Bolter End

New Road,  
Bolter End,  
Buckinghamshire,  
HP14 3NA

**GUIDE PRICE - £450,000**

A 3 bedroom SEMI DETACHED HOME offering FLEXIBLE LIVING SPACE with LARGE PRIVATE REAR GARDEN situated in this SOUGHT AFTER VILLAGE. The property is in need of some updating.

The property consists of a front porch, ideal for shoes and coats, leading through to open plan living space. The spacious living room is dual aspect creating a light and airy room, it is semi open plan to the dining room with bifold doors which open up to the large conservatory. The family bathroom is on the ground floor with a bath, overhead shower and vanity sink.

Upstairs there are 3 bedrooms, two of which benefit from built in wardrobes.

Outside there is a good size, sunny rear garden, with a patio area ideal for alfresco dining in the summer months. To the front of the property, there is driveway parking for multiple vehicles.



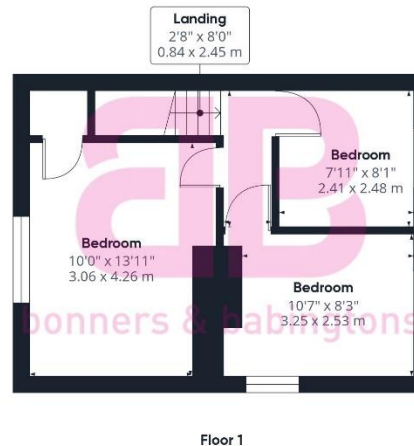


Bolter End is a hamlet approximately 5 miles to the west of High Wycombe, and 5 miles to the North of Marlow. There is an abundance of walks and bridleways in the vicinity, and local hostelrys and amenities are a short drive away in the village of Lane End. There are excellent rail links into London Marylebone from High Wycombe, and the M40 junction 4 and 5 are a 10 minute drive away.

EPC – G  
Council Tax Band – D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
1164.54 ft<sup>2</sup>  
108.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### 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

1 Karenza, Wycombe Road,  
Stokenchurch, Buckinghamshire, HP14  
3DA

01494 485560

www.bb-estateagents.co.uk



Zoopla.co.uk

