



benmers & babingtons

High Street  
Lane End



**High Street  
Lane End  
Buckinghamshire  
HP14 3HY**

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- Tenure: Freehold
  - Price Guide: £415,000
  - Local Authority: BCC
  - EPC Rating: D (66:87)
  - Council Tax Band D

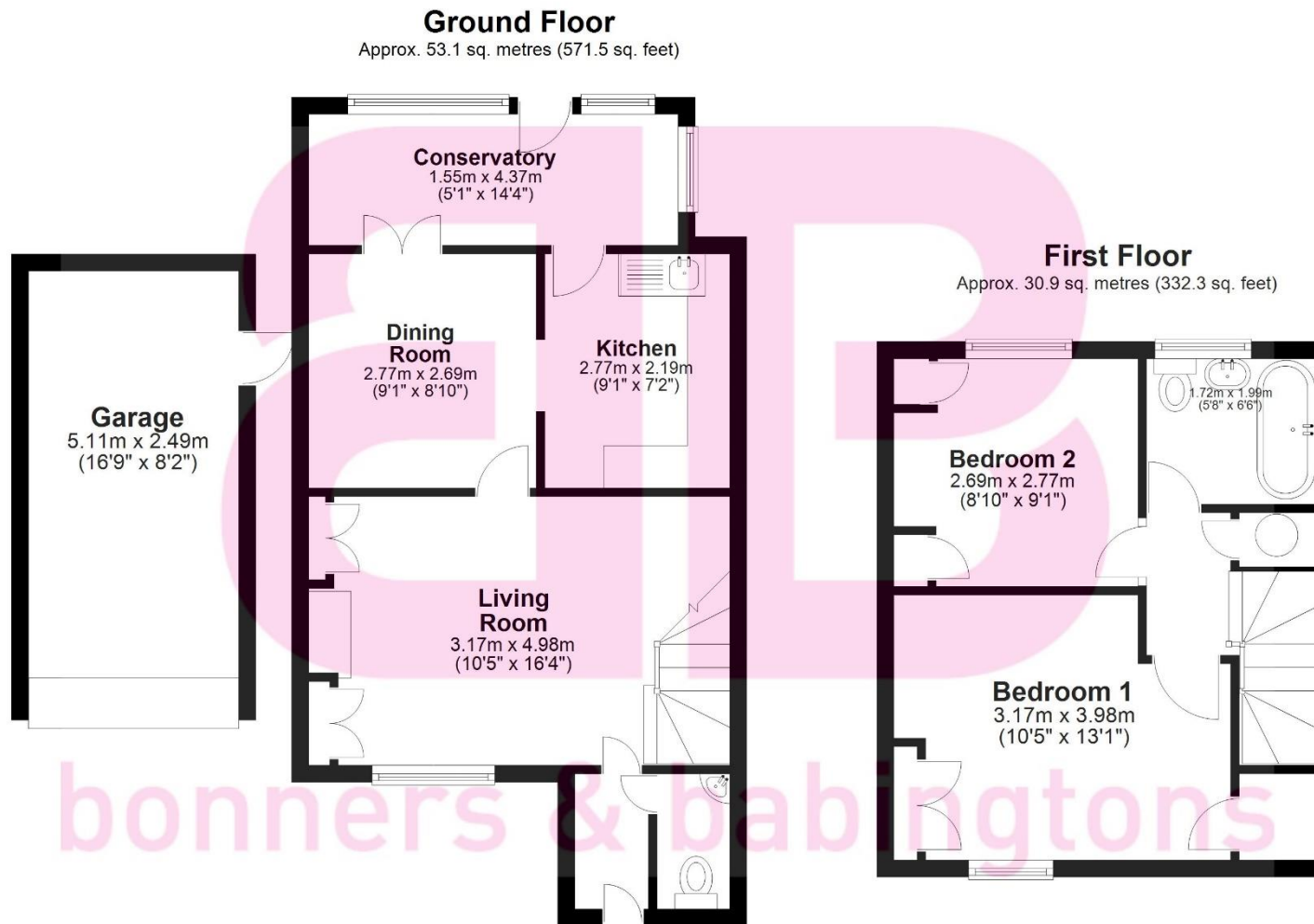


Situated in the heart of this popular village and overlooking the village pond is this extremely well presented cottage style end terrace home which is offered for sale with NO ONWARD CHAIN. The accommodation comprises, entrance hall, cloakroom, lounge with log burner, dining room, kitchen and a conservatory with vaulted ceiling and skylight windows. On the first floor there are two double bedrooms both with fitted wardrobes and a family bathroom. Outside there is a well maintained, low maintenance rear garden with courtesy door to the single garage. The garage area also provides additional residents parking area. The property also benefits from gas central heating and double glazed windows.

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 a number of 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 which will connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

**A rarely available and WELL PRESENTED two double bedroom COTTAGE STYLE end terrace home with a CONSERVATORY and a GARAGE, located in the HEART of this popular Village and overlooking the VILLAGE POND.**





Total area: approx. 84.0 sq. metres (903.8 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed. Plan produced using PlanUp.



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3 Anglers Court, Spittal Street,  
Marlow, Bucks, SL7 3HJ



01628 333800

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