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bonners & babingtons

Cater Road  
Lane End

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Buckinghamshire  
HP14 3JD

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- Tenure:- Freehold
- Guide Price £365,000
- LA Buckinghamshire Council
- Council Tax Band C
- EPC Ratoing TBC



Looking for that first step on to the property ladder? Then look no further than this three bedroom terrace home situated on the edge of a popular residential development in Lane End. As you enter the property there is an inviting entrance hall offering doors to the lounge / diner, kitchen and stairs to first floor. On your left hand side the door leads through to a good sized lounge / diner with windows to front aspect and doors leading to garden at the rear. Moving along the hallway there is a recently refitted kitchen with a range of wall and base units, rolled edge work surfaces, window to rear and door to garden. On the first floor there are two double bedrooms and a good sized single room, refitted family bathroom, airing cupboard and loft access.

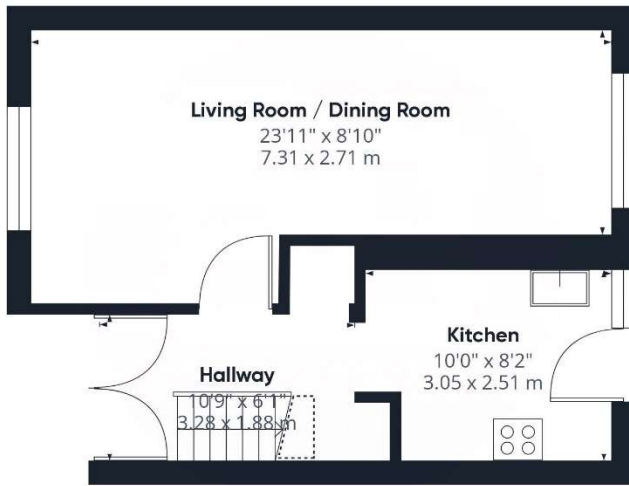
To the outside there is a recently updated low maintenance rear garden with tiered patio areas, and rear gate. To the front there is a small secluded front garden. With residents parking in abundance you are never hunting for a parking space. The property is also conveniently situated close to a children's play area and local woodland walks, the village centre and amenities are less than a ten minute walk away.

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 several 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.

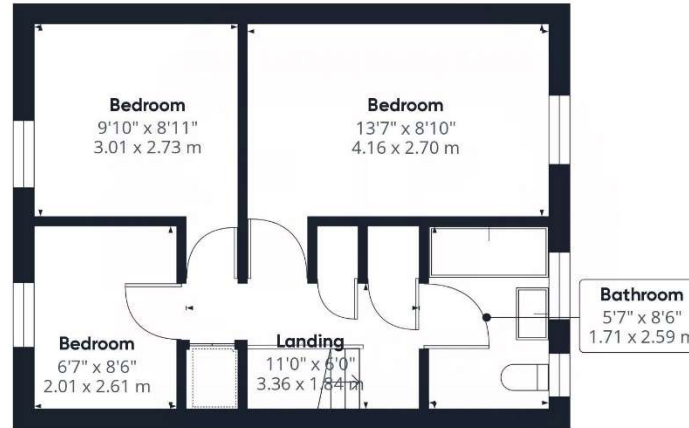
Each has a railway station, Marlow serving Paddington via Maidenhead which connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

Situated on the outskirts of this popular development this **THREE BEDROOM** terraced **FAMILY HOME** is positioned with views over parks and grassland. An ideal first time or investment opportunity!





Ground Floor



Floor 1

**Approximate total area<sup>1)</sup>**

779.06 ft<sup>2</sup>  
72.38 m<sup>2</sup>

**Reduced headroom**

14.54 ft<sup>2</sup>  
1.35 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



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