



bonners & babingtons

Park Lane  
Lane End



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Lane End  
Buckinghamshire  
HP14 3DE

- 
- Tenure: Freehold
  - Price: OIEO £425,000
  - Local Authority: WDC
  - EPC Rating: F
  - Council Tax Band: D



If you are looking for a Village lifestyle but only ten minutes from major towns then this is the house for you! Offered to the market with no onward chain this extended three bedroom home is an ideal family property. As you enter you are greeted by a porch leading to the living room and stairs to the first floor. The living room is a delightful cosy room with a large window to the front aspect and door leading through to the kitchen / diner. The kitchen / diner is a spacious room for all the family to converge and sit together to enjoy their meals as well as offering ample storage and work space. Off the kitchen there is a small study area which would be an ideal office area and has access to the ground floor w.c. From the kitchen there are also double doors leading on to the secluded rear garden.

On the first floor you will find two good sized bedroom and a family bathroom, you then proceed on to the second floor where you will find another good sized double bedroom.

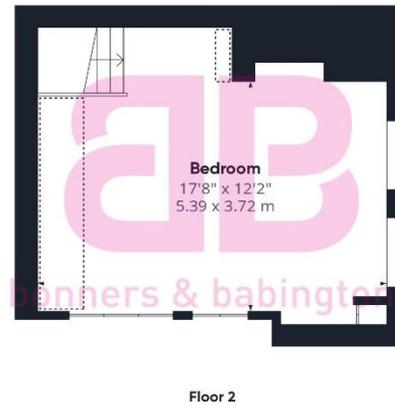
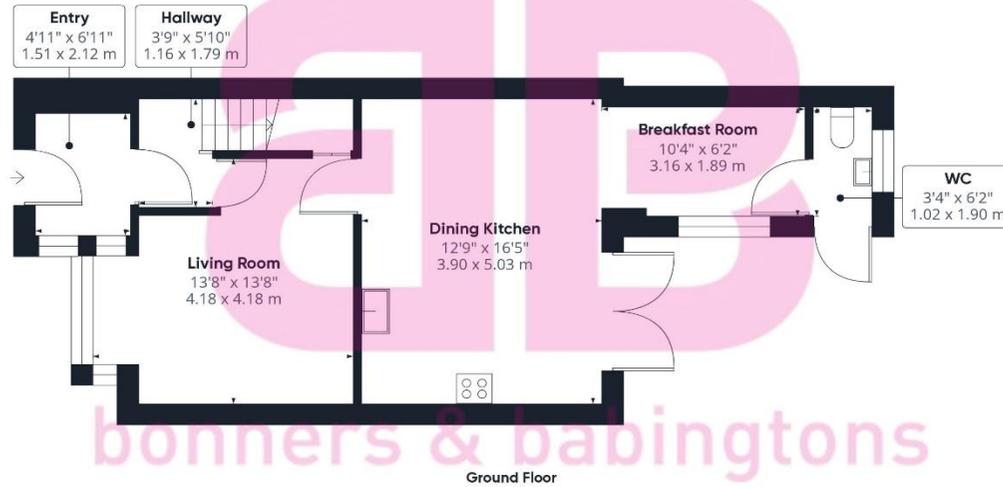
To the outside there is a secluded rear garden with mature trees and shrubs, flower bed borders and a cabin / summer house. To the front of the property there is ample off street parking for two to three cars.

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).

**BONNERS & BABINGTONS offer -**  
**Situated on an ESTABLISHED**  
**ROAD in the POPULAR VILLAGE of**  
**Lane End this DELIGHTFUL SEMI**  
**DETACHED HOME is highly**  
**recommended for an internal**  
**inspection. With THREE**  
**BEDROOMS this extended home**  
**also benefits from rear garden**  
**and off street parking.**





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

1171.19 ft<sup>2</sup>  
108.81 m<sup>2</sup>

**Reduced headroom**

28.09 ft<sup>2</sup>  
2.61 m<sup>2</sup>

(1) 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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