



bonners & babingtons

Green Lane
Radnage

Green Lane Radnage HP14 4DJ

Guide Price: £645,000

Detached 3 double bedroom, converted bungalow on a most desirable private road in Radnage that would benefit from modernisation in places but already boasting a fantastic footprint and wonderful large garden. Close to local school and playing fields.

The property comprises; central entrance hall, where all rooms lead from. The main, dual aspect reception room is cosy and bright, has a working fireplace, bay window to the front of the property and doors leading through to the conservatory at the rear, which has French doors that open to the garden.

The dining room is at the front of the house and could easily be used as a home office or play room as the spacious kitchen/diner lends itself perfectly to modern family living. The kitchen benefits from ample waist and eye level units, double oven, pretty garden views and access to the utility room which has rear access to the garden, plumbing for white goods, Belfast sink and storage cupboards.

Also downstairs is a bathroom with overhead shower and vanity unit.

Upstairs; The upstairs has three good sized double bedrooms. Two of which have built in wardrobes and the master boasting a bright and airy dual aspect. The third bedroom is currently being used as an office space.

The bathroom has a separate corner bath, shower and airing cupboard. All rooms look over the garden and countryside views beyond.

Outside; The sizable west facing garden has a raised patio area, is mainly laid to lawn with mature hedging and apple trees. There is side access to the front of the property on both sides, taking you to the large driveway, with pretty frontage, surrounded by hedges offering privacy. The single garage has power and lights, and workbench at the rear.





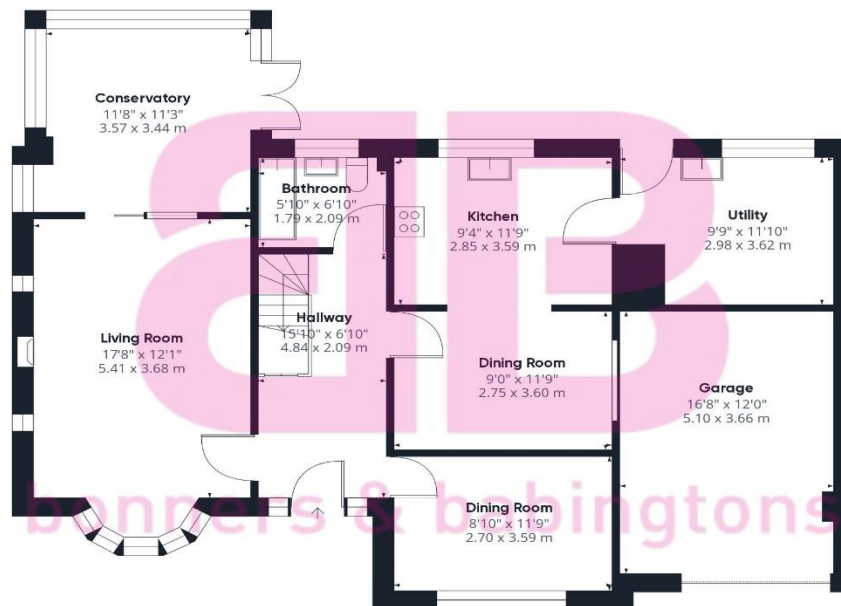
Other notable features; Oil central heating, double glazing throughout.

Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church. There are lots of footpaths and bridleways in the immediate vicinity and some link up to the Ridgeway. Despite its rural atmosphere, the village is close to Stokenchurch, Chinnor, Princes Risborough and High Wycombe.

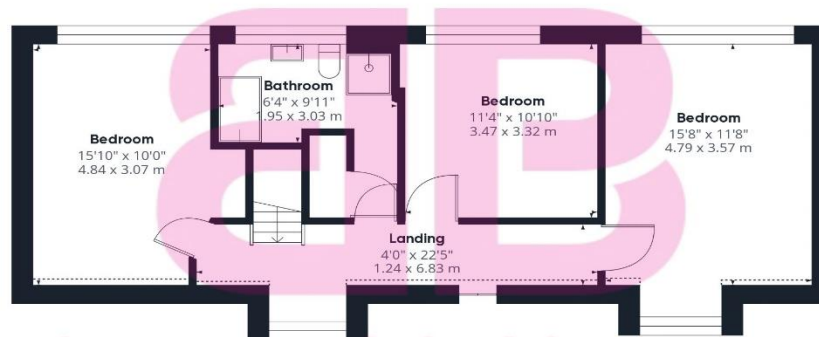
In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School within catchment.



For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is Princes Risborough just 5 miles away, with links to London Marylebone (35 minutes) and Birmingham.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1829.41 ft²

169.96 m²

Reduced headroom

115.5 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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