



ab

bonners & babingtons

THE ROW
LANE END

The Row Lane End Buckinghamshire HP14 3JZ

Summary

Positioned close to Lane End Village Centre this lovely three bedroom semi detached brick & flint cottage is highly recommended for an internal inspection. On entering the property you are greeted with a delightful lounge / diner with open fire place and stairs to first floor. Beyond this there is a cottage kitchen with a range of wall and base units, services and space for appliances, door to garden and door through to family bathroom.

On the first floor there are three good sized bedrooms, two double and one single bedroom ideal for all the family.

To the outside there is a lovely sun trap courtyard garden with storage shed and side access.

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 on the Elizabeth Line and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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

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