



Basset Road
Lane End



bonners & babingtons

Basset Road
Lane End
Buckinghamshire

HP14 3JB

Offers in Excess of £325,000

A spacious three-bedroom end of terraced home situated within a development of similar style properties with a pleasant rear garden which backs onto woodland.

The property is gas central heated and double glazed and is sold with vacant possession.

On the first floor there are three bedrooms, bathroom and separate WC.

On the ground floor there is a large living/dining room further store room/study and a kitchen.

Outside is found a pleasant rear garden with side access and to the front is a small garden mainly laid to lawn.

The property does require some updating but is sold with vacate possession hence no onward chain.

We would advise that all interested viewers book a early viewing as properties of this nature are extremely sought after.





LOCATION

Situated within the sought after Village of Lane End which is situated high within the Chiltern Hills between Marlow and Henley. There are many local amenities including a small café, public house, small local Morrisons and a local garage. This thriving Village has a primary school, Village Hall and as it is situated within an area of outstanding natural beauty there are many walks from the front door.

Marlow, High Wycombe and Henley are close by and offer more extensive shopping and recreational facilities. These towns also have Railway Stations and Marylebone is just over 25 minutes from High Wycombe Station. For the motorist the M40 junction 4 and 5 are close by and the M4 is easily accessible from the A404 at Marlow.

Tenure: Freehold

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		97
Energy efficient - low running costs	B		
Decent energy efficiency - average running costs	C		69
Some energy efficiency - higher running costs	D		
Low energy efficiency - high running costs	E		
Very low energy efficiency - high running costs	F		
Very low energy efficient - highest running costs	G		



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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