



Green Lane Radnage



Green Lane Radnage Buckinghamshire HP14 4DJ

Tenure: Freehold

Price: £650,000

Tax Band F: £3,459.99 p/a

EPC Rating: D



An immaculately presented, 3 bedroom detached bungalow on a substantial plot and with the option to part rent the charity paddock behind. The property is deceptively spacious and situated on one of the most popular roads in Radnage. Within walking distance of the well-regarded village school. The property consists of: An entrance porchway leading to a spacious and bright hallway with plenty of storage space for coats and shoes.

To the rear of the property are the versatile living areas, with the sunroom being the main heart of the home during the summer months, that boasts bi-fold doors to the patio and garden and lovely views beyond. In addition, there is a dual aspect evening room with cosy open fireplace, perfect for cold winter nights in, which can be accessed from the kitchen/diner via bi-fold doors and the central hallway. The modern kitchen is sleek in design with beautiful curved units and luxurious Corian worktops and sink. There is ample eye and waist level storage units, double ovens and plumbing for a slimline dishwasher. The kitchen is open plan to the dining room, making this a great place to socialise with friends, or simply for the family to gather at the end of a busy day. There is also a separate utility room with built in storage, large sink, plumbing for white goods and a door to the garden and another door to the integral garage/workshop, which could be converted into further accommodation (STPP). The property offers three good size double bedrooms, with the master bedroom boasting a bank of built-in wardrobes, and modern ensuite shower facilities, with vanity unit and heated towel rail. Bedroom no.2 also benefits from fitted wardrobes. The family bathroom has an oval shaped bath with power shower, storage cupboard with radiator and heated towel rail.

Outside

To the front of the property the private driveway has ample parking for numerous cars and is discretely hidden behind mature hedging and fruit trees. The rear southwest facing garden is laid mainly to lawn, with mature shrubs and hedging, Ash Rowan, Maple and Cherry trees. The garden overlooks the village charity field, which could be available to part rent along with other neighbours, for leisure use such as dog walking or an allotment. The garage/workshop has power and lights and houses the oil-fired boiler, with access from the front of the property or utility room.



Other notable features include: oil central heating, double glazing throughout and a part boarded loft with lights and ladder.

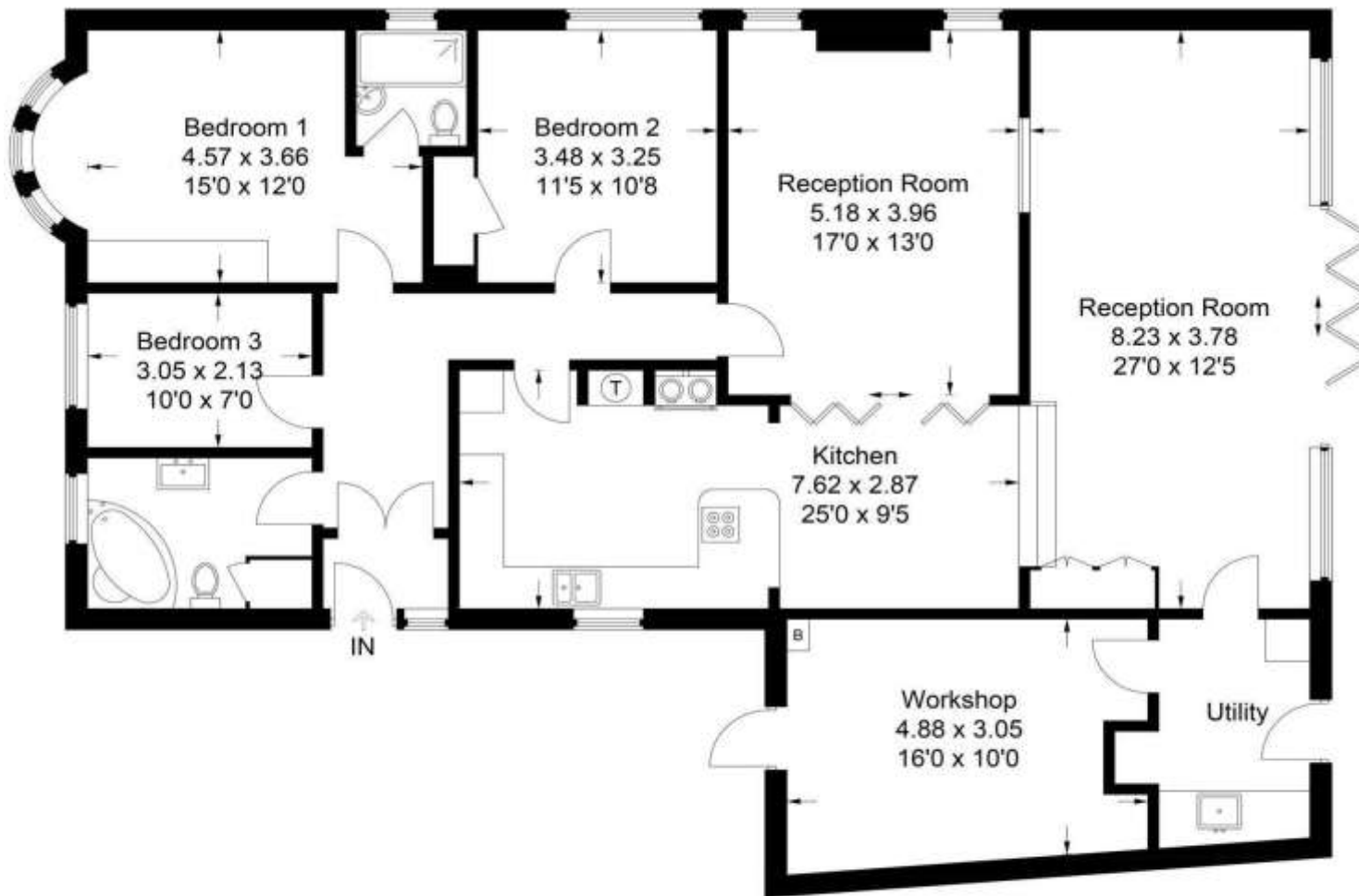
Location

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.





Approximate Gross Internal Area = 164.2 sq m / 1,767 sq ft



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