



bonners & babingtons

Basset Road  
Lane End

# Basset Road Lane End Buckinghamshire HP14 3JB

Offers in excess of £400,000

A deceptively spacious, light and airy three bedroom, three reception, end of terrace family home which has been significantly upgraded by the current owners. Situated in a quiet cul-de-sac in the picturesque village of Lane End offering lovely country walks, good local amenities including the multi award winning Grouse and Ale public house.

The property consists of a large entrance hallway, office with under stair storage and WC. The stylish living room flows through to the stunning kitchen diner which is fully integrated with appliances, including fridge freezer, dishwasher and large gas oven, whilst also providing ample eye and waist level storage units. The sunroom is an excellent addition and is a versatile space to suit any purchasers needs.

Upstairs there are 3 good sized bedrooms, 2 of which are doubles. The master bedroom benefits from fitted wardrobes and an additional WC. There is a further single bedroom. The modern family bathroom give a luxury feel with a bath, walk in shower, 'his & hers' basin and a heated towel rail.

## Outside

This beautifully landscaped rear garden offers a stylish and low-maintenance outdoor space, thoughtfully designed for both relaxation and entertaining, a small lawn area and further seating area to the rear of the garden with shed for additional storage.

Other notable features : Gas central heating, on street parking.



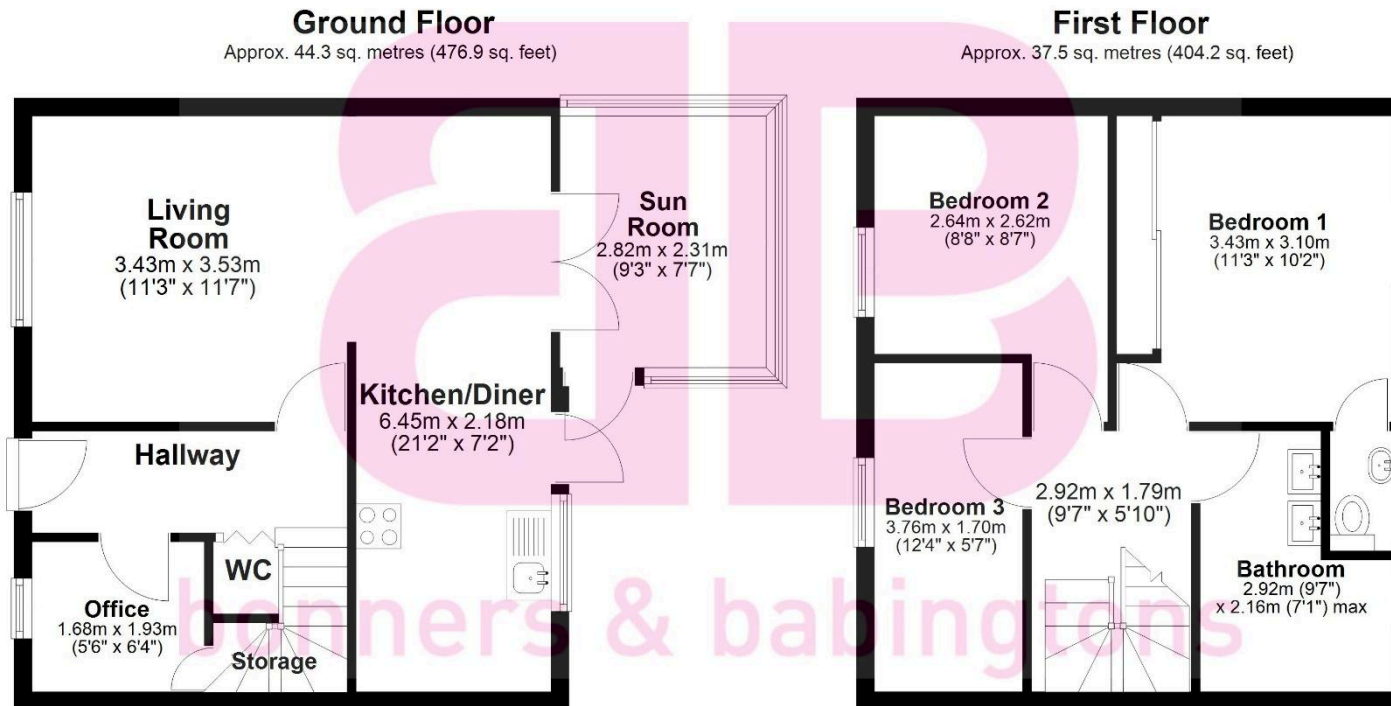


Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of several delightful walks across surrounding Chiltern 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).



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		



Total area: approx. 81.9 sq. metres (881.0 sq. feet)

**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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