




Green End Road  
Radnage

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 Digitally Altered

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An immaculately presented and beautifully extended, 3-bedroom semi-detached property, that's undergone a full refurbishment to high standards, now offering wonderful contemporary family living with a large back garden, purpose-built bar, summer house and off-road parking for 4 vehicles, in the extremely desirable and coveted 'best road in Radnage'.

Green End Road, Radnage, Buckinghamshire, HP14 4BY

Guide Price £650,000

- 3 Bedroom Semi-Detached Home
- Fabulous Kitchen/ Diner with Bi-Fold Doors
- Large Southwest Facing Garden
- Cosy Reception with Wood Buring Stove
- Refitted Bathroom with Underfloor Heating
- Separate Utility Room
- Summer House with Wifi, Power & Water
- Garden Bar with Power & Water
- Quiet Rural Location



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## Radnage

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.



## Description

This fantastic renovated, family home, enters via a large, gated driveway for several vehicles. The hallway has space for coats and shoes and stairs to the first floor and a further door to the cosy yet bright reception room. To the front of the room is a large bay window with built in storage seating, either side of the modern fireplace with wood burning stove, are bespoke fitted shelves and additional cupboards. Glass French doors lead through to the fabulous, extended kitchen diner, with underfloor heating, which is the real heart of the home and the perfect place for family to unwind together at the end of a busy day, or a wonderful space to entertain family and friends. There are large, fitted cabinets as you enter the room, an area for dining, that follows on to the large island with space for stool seating, a marble countertop, cupboards and wine fridge underneath. There is a range cooker, storage drawers, integrated dishwasher and fridge freezer and thoughtfully added pantry cupboards. The Belfast sink overlooks the garden and patio. A further comfortable seating area next to the wonderful Bi-fold doors to the rear garden, completes the room. The separate utility is accessed via the kitchen, with cupboards, plumbing for white goods, back door access and a separate cloakroom.

There are three bedrooms upstairs with the master bedroom benefitting from bespoke fitted drawers with oak top, the original fireplace is now a feature that has the opportunity to be used decoratively. Bedroom two is a good-sized double with views over the rear garden, the third bedroom, currently fitted with bespoke wardrobes would make a wonderful nursery, home office or single bedroom. All rooms are serviced by the modern and high-quality bathroom, with vaulted ceiling, fitted with bath and overhead rainfall shower, heated towel rail, vanity sink and storage cupboard, the room has underfloor heating.



Outside: The large southwest facing garden has a wonderful porcelain patio area out from the kitchen/diner that is the perfect place to socialise and barbecue in the summer months. The majority of the garden is laid to lawn with a unique and exciting garden bar towards the end. This room has plumbing and electricity, bench style seating and table, there is a roll up door to allow the warm air in or keep the cooler evening air out. Further up the garden is a secret play area for children, complete with climbing frame, swings, slides and tree house. To the very rear, is a summer house with wifi, power and water, that could easily be turned into a home office, or studio, it also has a shed space with lockable door and a further woodstore to the side.

Other notable features; Oil central heating, all new windows and doors, half boarded loft with ladder and lights, outdoor power.



## General Remarks and Stipulations

**Tenure**  
Freehold

**EPC Rating**  
Pending

**Local Authority**  
Buckinghamshire County Council

**Viewing**  
Strictly by appointment with  
Bonners & Babingtons

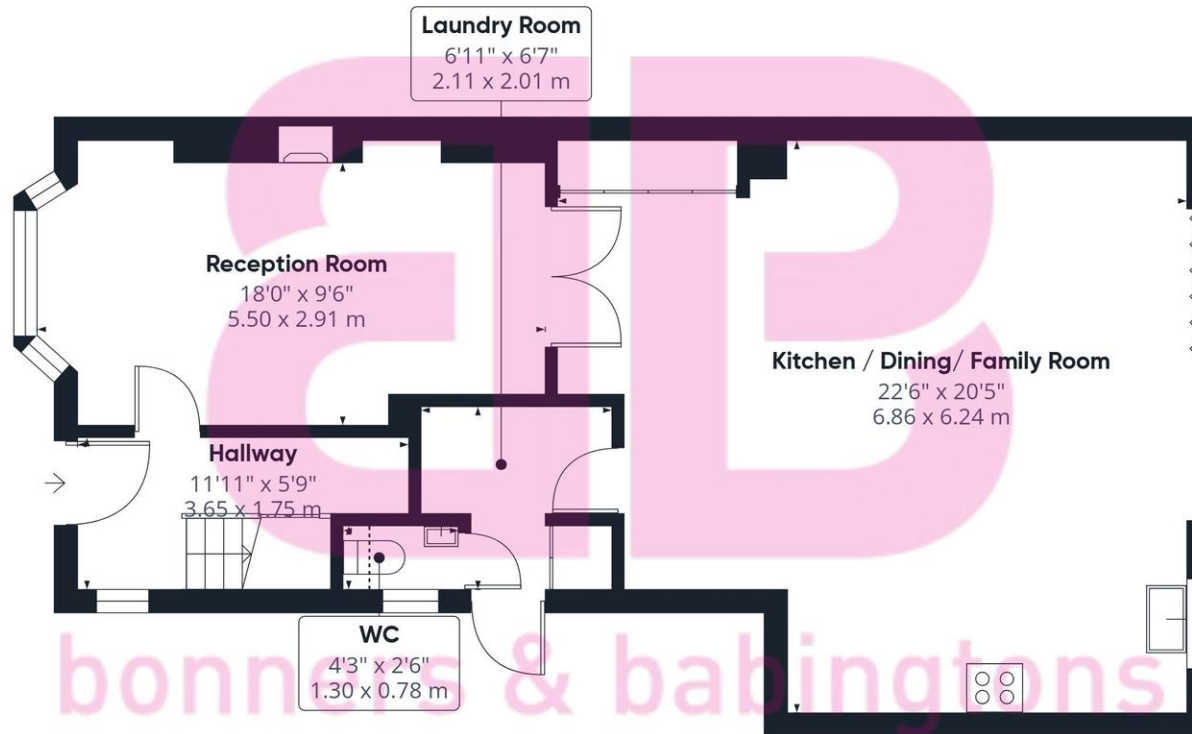
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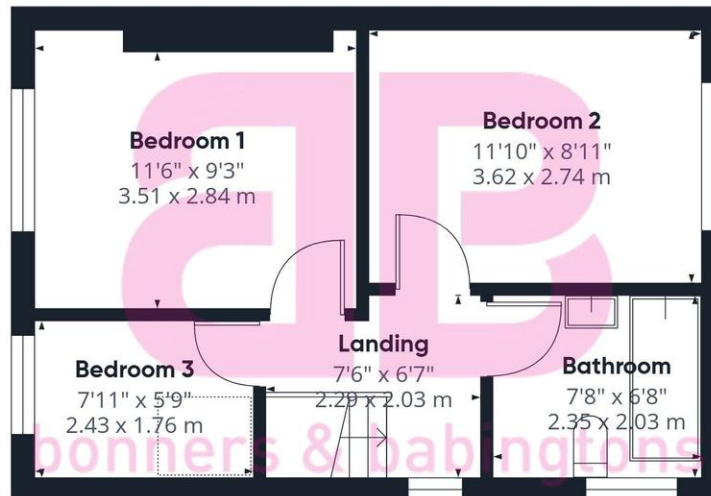
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1184 ft<sup>2</sup>

109.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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