



bonners & habingtons

# Oakwood Place Lane End Buckinghamshire HP14 3BQ

**Guide Price £700,000**

An exceptional 3/4-bedroom semi-detached home set over three thoughtfully designed floors, offering an individual living experience with generous rear garden. Nestled in an exclusive private close, this property is part of a prestigious development crafted by the award-winning developer Shanly Homes, ensuring a high standard of build and design throughout.

The accommodation briefly comprises on the ground floor, entrance hall, cloakroom, living/dining room with Bi-Fold doors opening onto the rear entertaining terrace ideal for alfresco dining and kitchen/breakfast room with integrated appliances.

On the first floor there are 3 good size bedrooms, with the main bedroom benefiting from an en suite shower room and family bathroom. On the second floor, a further double bedroom/loft room with eaves storage. Outside, the driveway and carport provide off road parking for 2 cars and there is a good size rear garden enjoying a sunny aspect with storage shed and summer house.

The property is sold with No Upper Chain and benefits from gas central heating, double glazing and a CCTV & alarm system.





## Lane End

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 which connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).



Tenure: Freehold

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs		79	83

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(21-31)	B		
(12-20)	C		
(8-11)	D		
(6-7)	E		
(4-5)	F		
(1-3)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		79	83



**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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