



bonners & babingtons

Bolter End Lane
Bolter End

Bolter End Lane Bolter End Buckinghamshire HP14 3LU

Offers Over £525,000

An immaculately presented three-bedroom semi-detached home offering spacious and versatile accommodation, featuring two reception rooms, three bathrooms, and a substantial rear garden. Offered to the market with No Onward Chain.

The ground floor welcomes you with a generous entrance hall, leading through to a spacious living room where a charming bay window and an electric fireplace create a warm and inviting atmosphere. The extended kitchen/dining room is undoubtedly the heart of the home, boasting an integrated Rangemaster oven, an excellent range of eye and base-level storage units, a charming wood-burning stove, and patio doors opening onto the sunny rear garden, making it an ideal space for both everyday family life and entertaining. Completing the ground floor is a beautifully appointed family bathroom, featuring a WC, walk-in shower, freestanding bath, and heated towel rail. The garage has been thoughtfully converted to provide an additional reception room/bedroom with its own en-suite, while the remaining section is now used as a utility/storage room.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A substantial loft room provides excellent additional space and is complemented by extensive fitted eaves storage.

Outside, the impressive rear garden is a true gardener's paradise. Predominantly laid to lawn and bordered by mature shrubs and bushes, it also features a generous patio seating area, a tranquil fish pond, and a versatile summer house with additional storage. To the front of the property, a large driveway provides ample off-road parking for multiple vehicles.

Other notable features: electric heating, boarded loft.



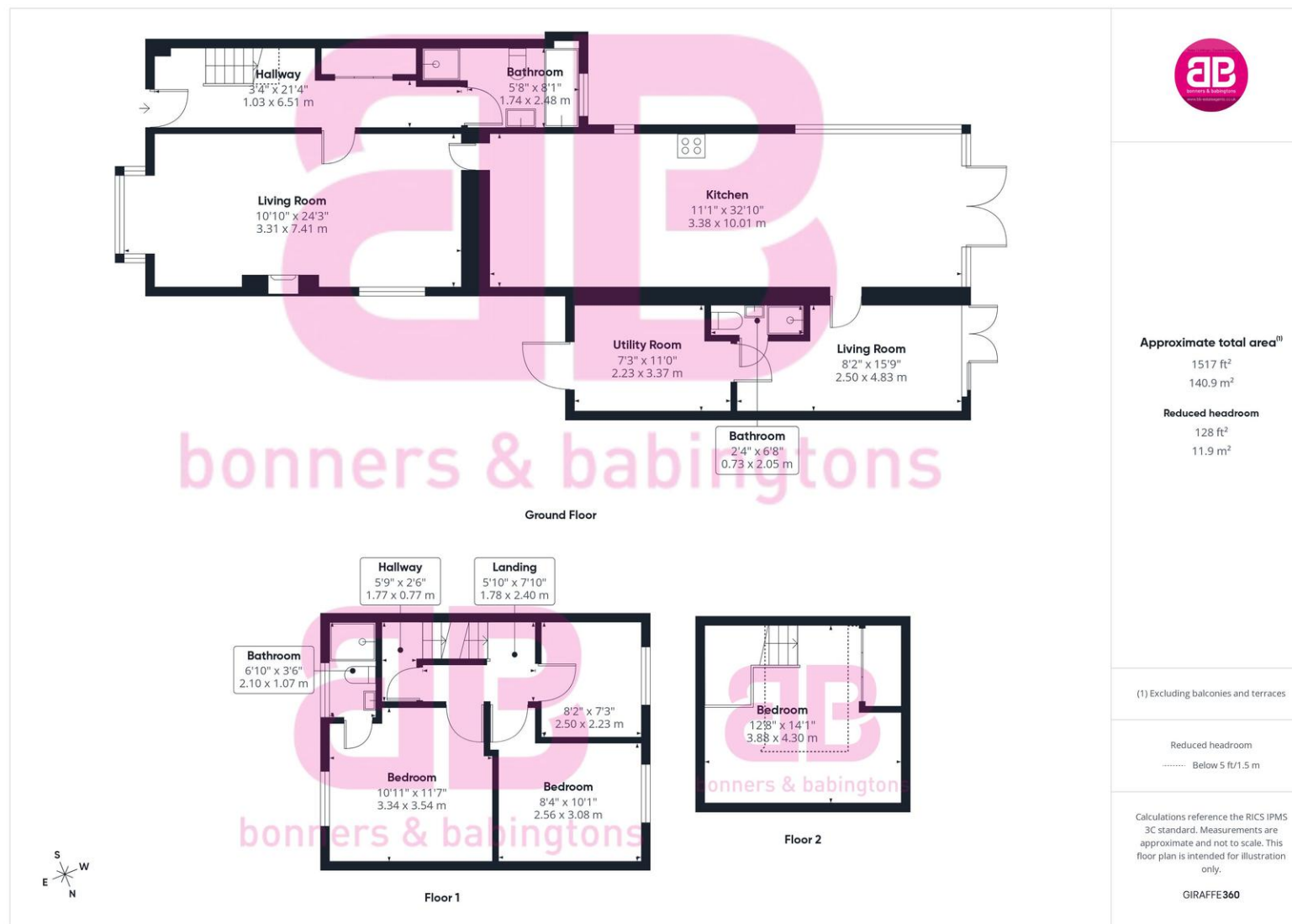


Bolter End is a small and popular area surrounded by open countryside. Nearby Lane End and Wheeler End provides a local café, restaurant and public houses. There is a Village hall and doctors surgery. Many more amenities can be found in the picturesque Thameside town of Marlow and neighboring village Stokenchurch which include local shopping facilities local schools. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located in High Wycombe.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Tenure: Freehold
Council Tax Band: E



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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