



bonners & babingtons

Widdenton View,
Lane End

Widdenton View Lane End High Wycombe HP14 3EB

Guide Price £400,000

A deceptively spacious, light and airy three bedroom, mid terraced family home which has been significantly upgraded by the current owners. Situated 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, WC and a further under stairs storage cupboard. The stunning kitchen diner is fully integrated with appliances, including a dishwasher, Bosch oven & induction hob whilst also providing ample eye and waist level storage units. The stylish living room is a cosy place to relax, with French doors to the rear.

Upstairs there are 3 good sized bedrooms, 2 of which are doubles. The master bedroom benefits from fitted storage. There is a further single bedroom. The family bathroom provides a bath, overhead shower and a heated towel rail and a separate WC.

The standout feature of this desirable home is the large east facing rear garden, The garden provides a perfect outdoor retreat for summer gatherings or to simply enjoy spending time outside. To the front, there is driveway parking for 2 cars and a single garage.

Other notable features : Gas central heating & EV Charging Port.





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 Stokechurch (J5).

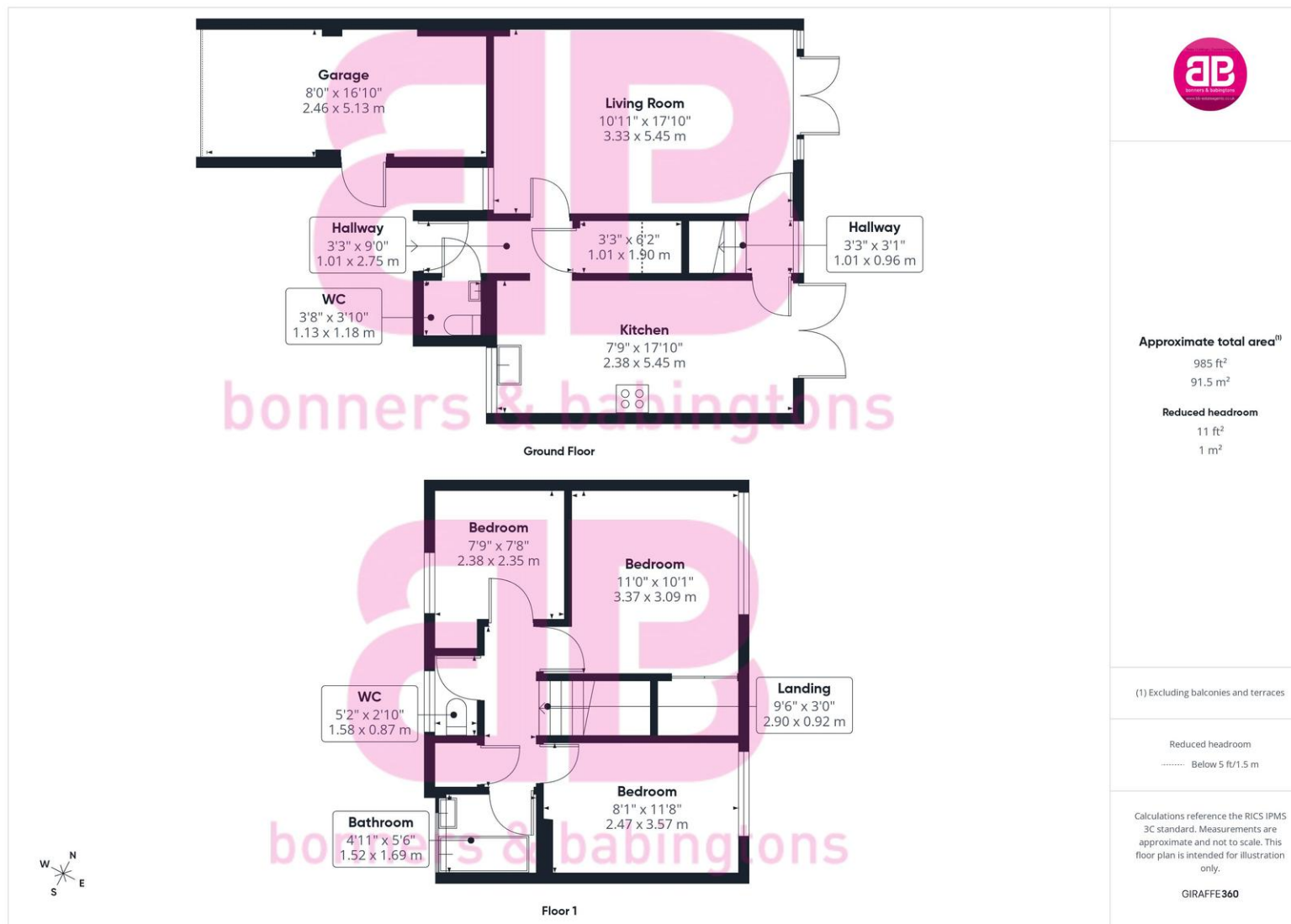


Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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