



bonners & babingtons

Beech Avenue
Lane End

Beech Avenue Lane End Buckinghamshire HP14 3EQ

Guide Price £600,000

A beautifully presented four-bedroom detached family home, situated in the popular village of Lane End, with a generous rear garden, driveway parking for several cars and excellent access to Marlow, the Chiltern countryside and transport links.

The property itself is presented in excellent condition throughout and offers spacious and well-proportioned accommodation. The ground floor comprises a welcoming entrance hall, downstairs cloakroom, a large living/reception room with patio doors opening onto the rear garden, and a well-equipped kitchen/breakfast room. The whole of the living accommodation is exceptionally light and airy throughout, creating a bright and welcoming feel. A further real benefit is the converted garage, which provides an excellent additional space and could be used as a fourth bedroom, home gym, office or additional reception space. Upstairs, there are three further bedrooms, all of which are well presented and maintained, together with a spacious family bathroom.

Outside, the property benefits from a large rear garden, with a good-sized patio area adjoining the house and a substantial lawn beyond, providing plenty of space for entertaining, outdoor dining and family use. To the front, there is a driveway providing parking for multiple vehicles, with the additional benefit of an electric vehicle charging point.

Standing high in the Chiltern Hills between Henley and Marlow, the sought-after village of Lane End offers an excellent combination of village living and convenient transport links. Local amenities and the village primary school are within walking distance, whilst the surrounding Chiltern countryside provides an abundance of beautiful walks, many of which lead to popular pubs and restaurants just a stone's throw away.





Lane End

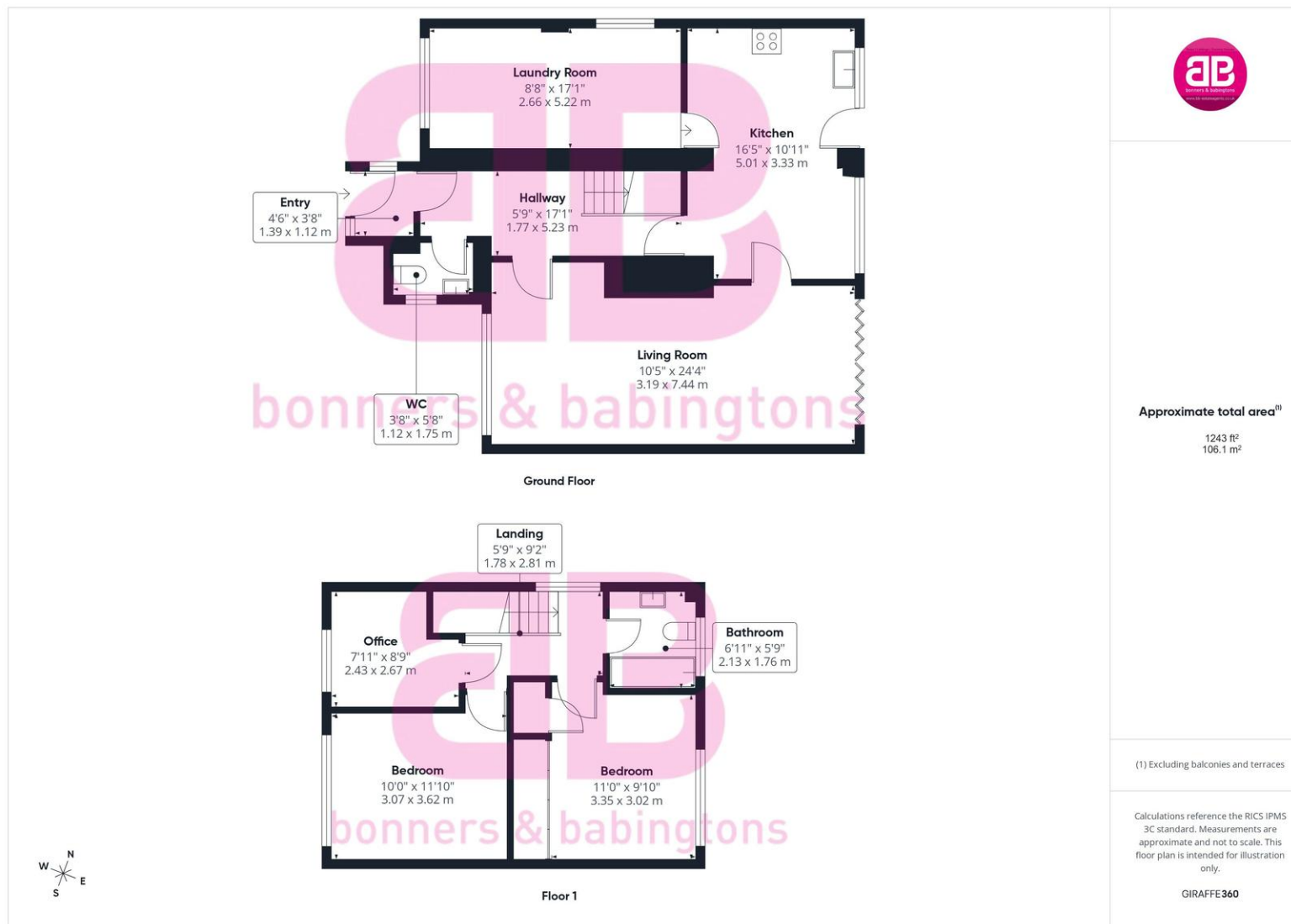
Lane End is ideally placed for access to the larger towns of Marlow, High Wycombe and Maidenhead, all offering excellent shopping, sporting and social facilities.

The area is also well regarded for its schooling, with the property benefiting from catchment to schools including Sir William Borlase's Grammar School, Wycombe High School and Great Marlow School.

For commuters, there are railway stations at Marlow and High Wycombe, with services providing access towards London, including London Marylebone from High Wycombe. The M40 motorway is also easily accessible via Handy Cross (Junction 4) or



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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