



bonners & babingtons

Ivy Place
Lane End

Ivy Place Lane End Buckinghamshire HP14 3LQ Asking Price £625,000

An extended and immaculately presented 3/4-bedroom detached family home, situated within a sought-after cul-de-sac. Offering spacious and versatile accommodation throughout, providing an excellent combination of comfortable family living, flexible workspace and a high degree of privacy.

The ground floor features a large, modern-fitted kitchen, boasting a range of built-in appliances including a washing machine, triple oven, dishwasher and double fridge freezer. The kitchen flows through to the spacious dining room, creating an ideal space for both everyday family life and entertaining. The living room provides a cosy space in which to relax, featuring a stylish media wall and French doors leading directly onto the rear garden, allowing plenty of natural light into the room. A further reception room is currently arranged as a comfortable snug, providing a versatile additional living space. This room could also lend itself to use as a fourth bedroom, subject to the purchaser's requirements, making it particularly useful for families, guests or those seeking flexible ground-floor accommodation. A convenient ground floor cloakroom completes this level.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage cupboards. The principal bedroom enjoys the additional benefit of a newly fitted en-suite shower room. The family bathroom is well appointed with a bath and overhead shower, vanity sink unit and heated towel rail.

To the rear, the garden has been designed with entertaining in mind, featuring an extensive decked area providing ample space for seating and entertaining, together with a large artificial lawn. A useful outbuilding, currently arranged as a gym, provides further versatile space, while mature shrubs and trees create a pleasant degree of privacy. To the front, the driveway provides parking for two cars, with gated side access leading through to the rear garden. The converted garage has been thoughtfully adapted and is currently utilised as a fully equipped studio, offering excellent flexibility for those looking to run a home-based business, create a dedicated workspace or provide self-contained living accommodation.



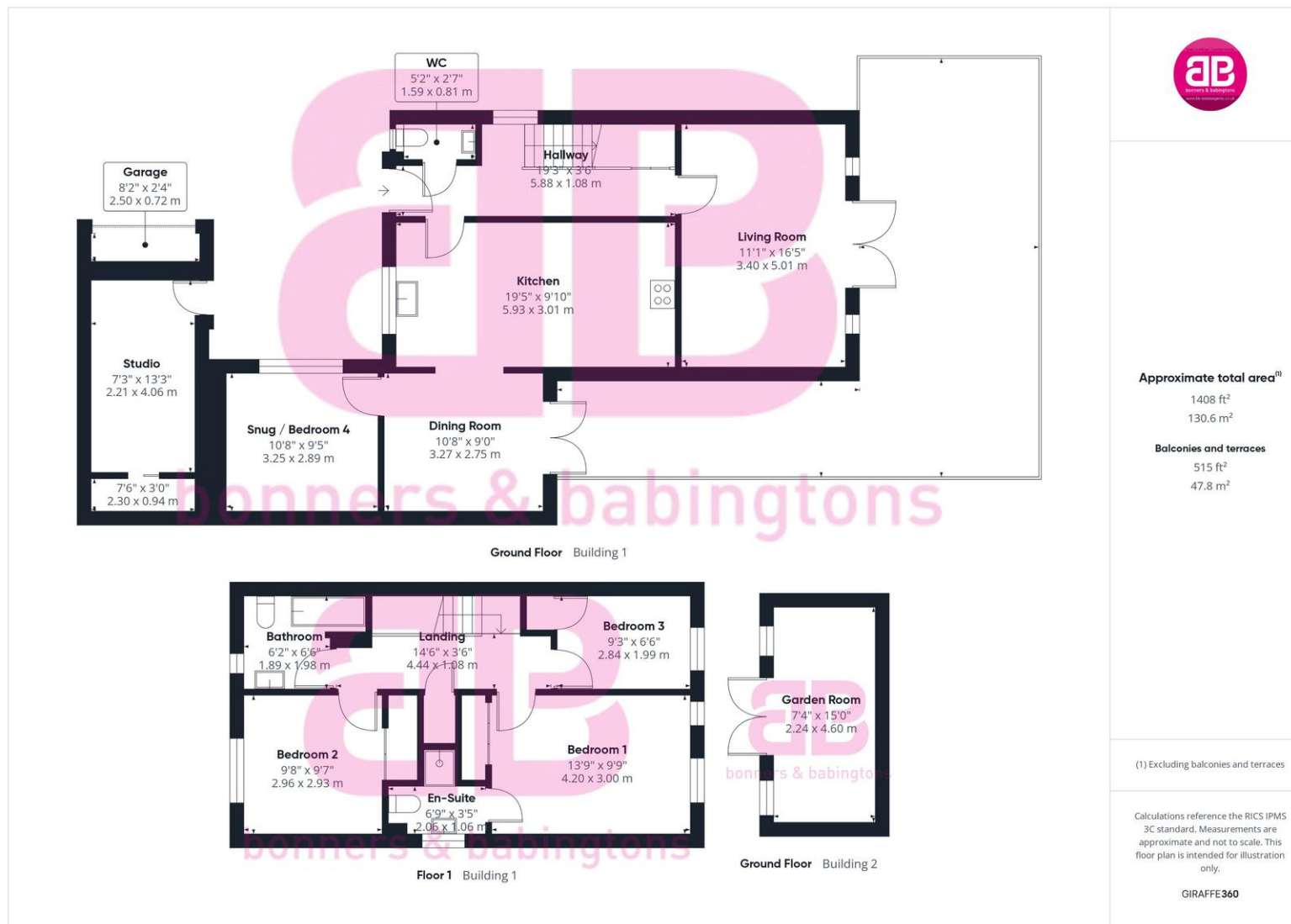


Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of several delightful walks across surrounding Chiltern 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 Stokenchurch (J5).



Tenure: Freehold
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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