



Green Lane, Radnage - HP14 4DJ

In Excess of £680,000

 **TIM RUSS**
& Company



Green Lane

Radnage, High Wycombe

Radnage is a popular Buckinghamshire village with a range of local facilities including a highly regarded primary school. You can pick up the M40 at Stokenchurch and for the commuter the mainline rail station at both Princes Risborough and High Wycombe provide services to London, Marylebone. Radnage is less than two miles to Tesco in Stokenchurch and 7 miles to John Lewis and cinema in High Wycombe.

The home benefits from a spacious hallway, open plan modern kitchen/diner ideal for family living, cosy sitting room with fireplace and family/garden room with bi-fold doors onto the garden. All reception rooms are good sizes, the family/garden room overlooks the rear garden and beautiful Chiltern countryside. The main bedroom has a bay window to the front, wardrobes and an en-suite shower room, two further bedrooms with bedroom two having fitted wardrobes. There is also a modern main bathroom. The home also has a useful utility room leading into a workshop which could be converted back into a garage if needed.



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This home has parking for several vehicles on the gravel and tarmac driveway, enclosed with hedging. The rear garden is a real feature and well established, mainly laid to lawn with stunning views over the paddock behind and further views over the Chiltern Hills.

You may have the option to lease usage of the paddock as some of the neighboring properties have done.

Services: The bungalow offers mains drainage, water and electricity with Oil central heating

Tenure: Freehold

Council Tax: Band F

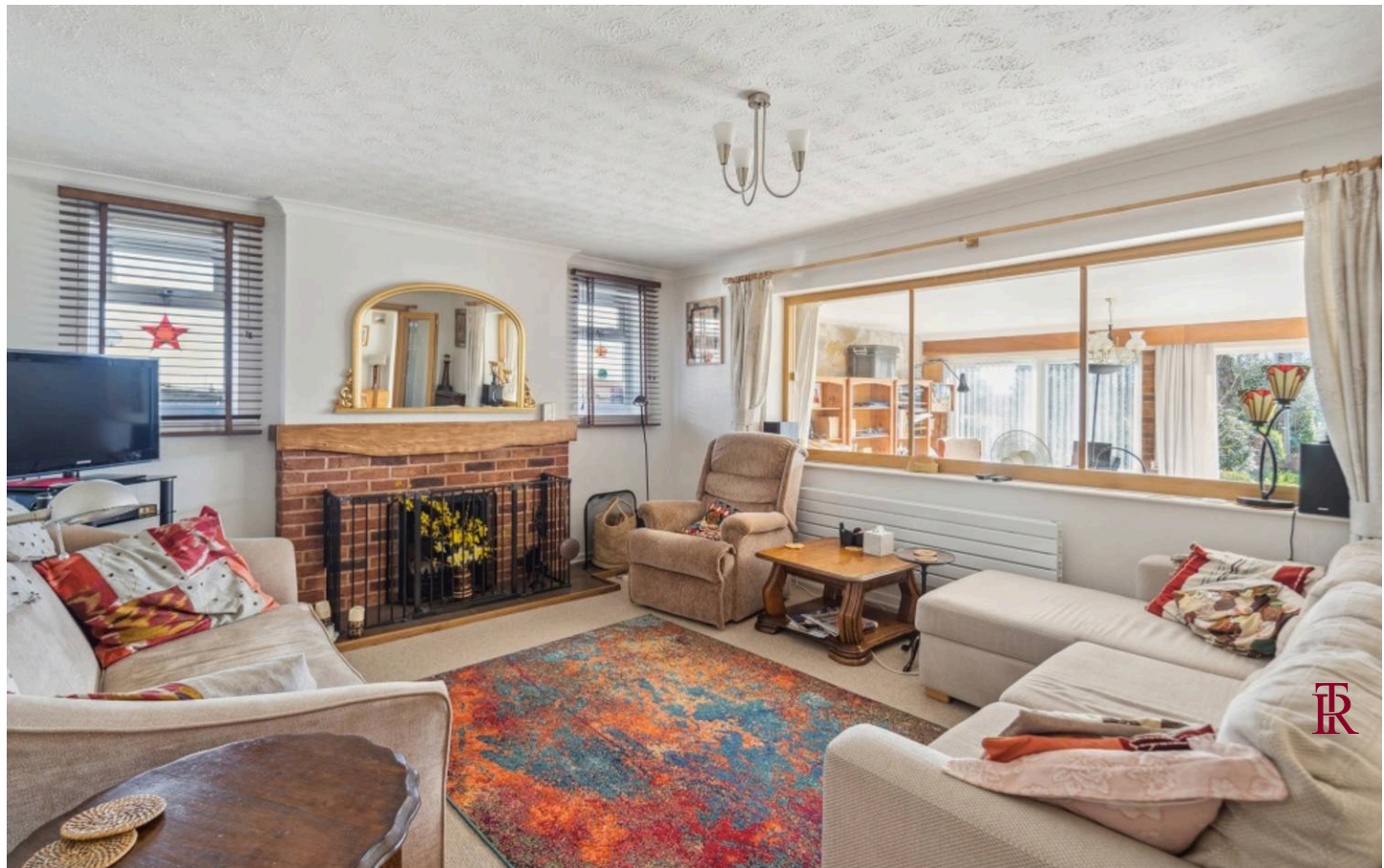
Maintenance charge for private road: £100 per annum and paid up to 2026

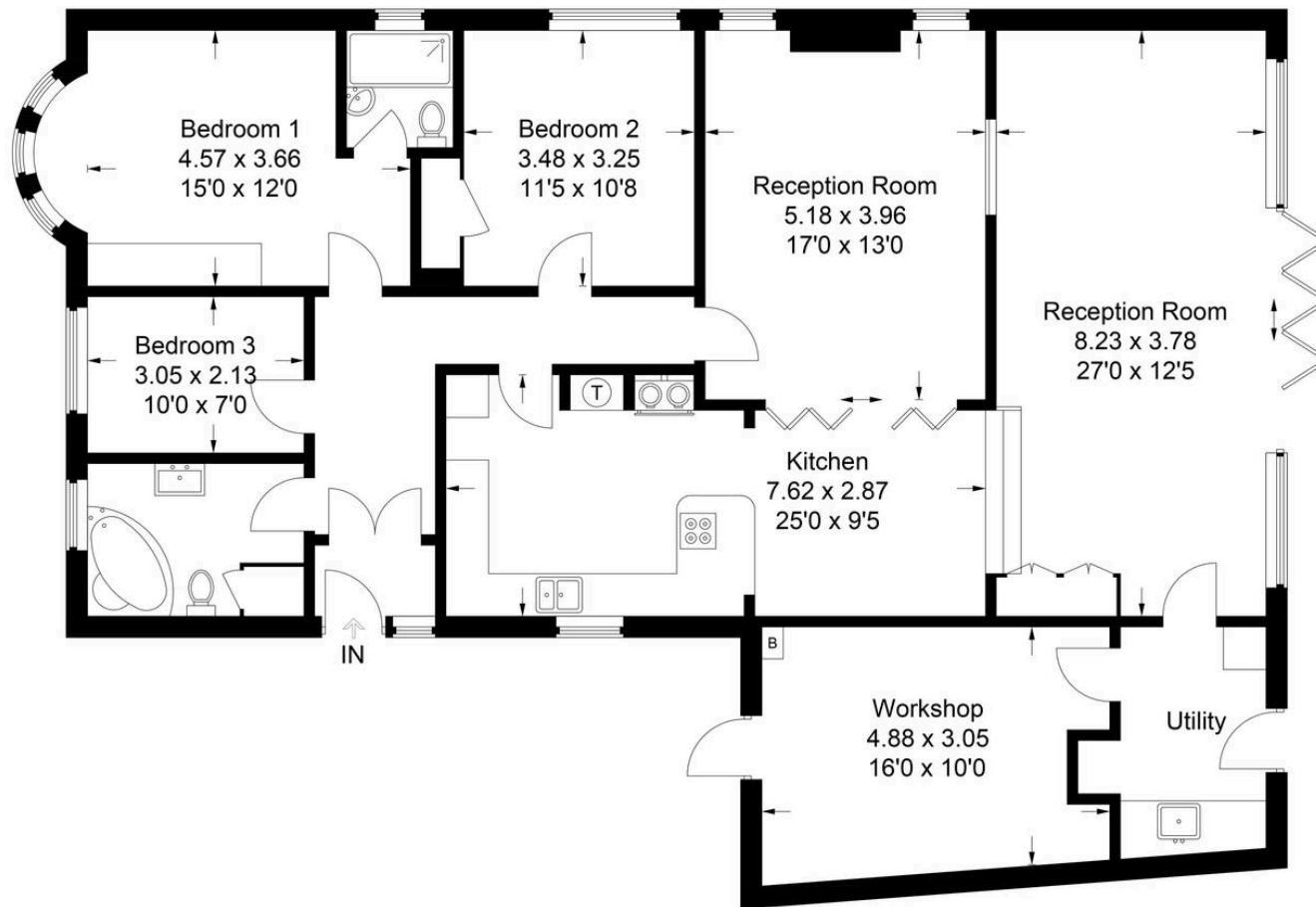
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approximate Gross Internal Area = 164.2 sq m / 1,767 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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