



9 Philps Close, Lane End, Buckinghamshire. HP14 3LX
£370,000

9 Philps Close

Lane End, High Wycombe

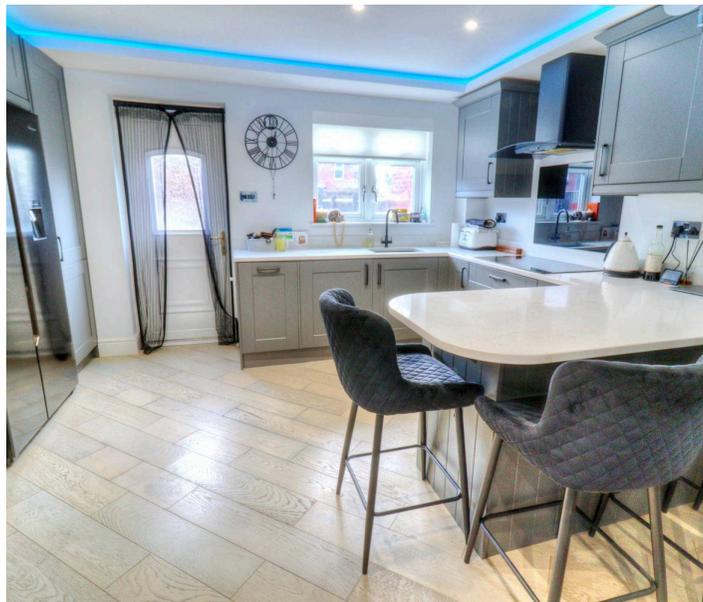
- Well Presented Improved Semi-Detached Home
- Cul De Sac Location
- Modern Fittings Throughout
- Open Plan Living Room & Kitchen With Breakfast Bar
- Two Bedrooms & Bathroom To First Floor
- Off Street Parking & Enclosed Garden With Large Workshop

Situated in the village of Lane End approximately 5 miles from High Wycombe and 5 miles from Thameside Marlow. The village provides a good range of facilities, local school and buses connect Lane End with High Wycombe, from where there is a 25 minute rail service to London Marylebone as well as direct links to Oxford and Birmingham. Chiltern countryside literally surrounds Lane End, while in contrast, junctions 4 and 5 of the M40 are reached in about ten minutes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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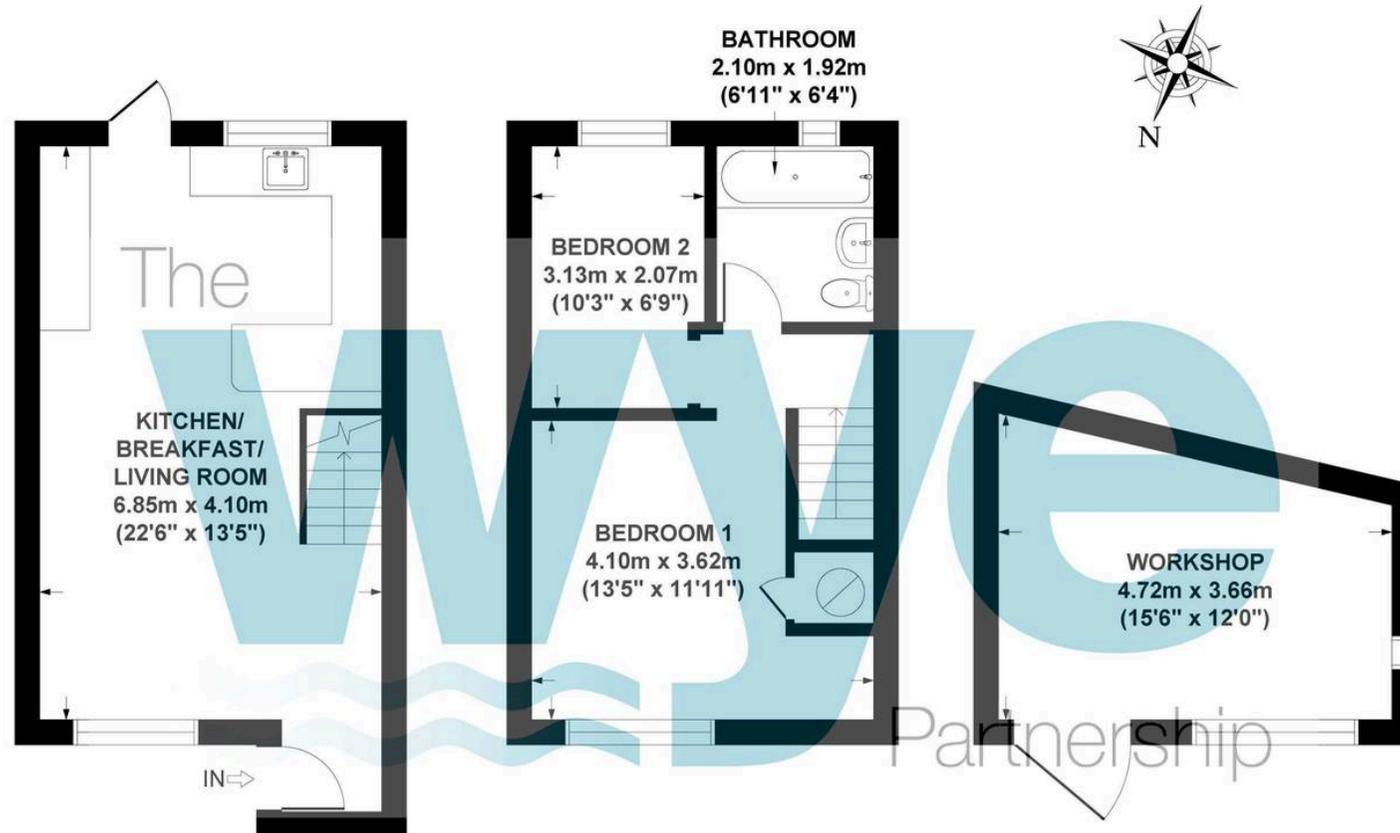
An improved two bedroom semi-detached home with modern fitments throughout.

Entrance Hall | Open Plan Living Room | Kitchen Area With Breakfast Bar | First Floor Landing | Two Bedrooms | Modern Bathroom | Double Glazing | Electric Heating | Off Street Parking To Side | Enclosed Rear Garden With Large Workshop | Cul De Sac Location |

Located in a small cul de sac providing easy access to village amenities and open countryside is this improved two bedroom semi-detached home. With modern fitments throughout the accommodation comprises entrance hall, living room with feature media wall and fireplace, modern fitted kitchen area with built in appliances, inset lighting, stonework tops and breakfast bar. The first floor landing provides access to the two bedrooms and modern fitted bathroom. Outside there is driveway parking to the side and to the rear the enclosed gardens are laid to patio and artificial lawn and benefit from a large detached workshop. Viewing recommended.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ M / 317 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 28 SQ M / 302 SQ FT

OUTBUILDING
GROSS INTERNAL
FLOOR AREA 15 SQ M / 158 SQ FT

PHILPS CLOSE, LANE END, HP14 3LX
APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 777 SQ FT
(INCLUDING OUTBUILDING)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Stokenchurch

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