



1 BASSET ROAD, LANE END
PRICE: £319,950 FREEHOLD

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MILSOM

**1 BASSET ROAD
LANE END
BUCKS HP14 3JB**

PRICE: £319,950 FREEHOLD

Situated on a corner plot in a convenient location for easy access to Lane End High Street, a modern three bedroom end of terrace home with accommodation that in need of some improvement.

**GARDENS TO FRONT AND REAR:
THREE BEDROOMS: BATHROOM:
SEPARATE W.C.: LOUNGE/DINING
ROOM: STUDY: KITCHEN:
CONSERVATORY:
GAS FIRED CENTRAL HEATING:
DOUBLE GLAZING.**

TO BE SOLD: this conveniently located three bedroom end of terrace town house is situated on a corner plot within walking distance of Lane End High Street and provides family accommodation in need of some updating. The property has been extended with the addition of a conservatory and outside is a detached timber store/workshop. Lane End High Street which has shops for day-to-day needs. In the village can also be found a school and doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at High Wycombe (Junction 4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead with links to Crossrail in 2018 and Marylebone respectively.

The accommodation comprises:

ENTRANCE PORCH with front door, meter cupboard and opening to

ENTRANCE HALL radiator, stairs to First Floor with cupboard under.

STUDY 6'6 x 5'7 (1.98 x 1.70m)



LOUNGE/DINING ROOM: 19'8 x 11'7 (5.99 x 3.53m) two radiators, television aerial point, servicing hatch to Kitchen and double glazed double doors to:



CONSERVATORY: 9' x 7'7 (2.74 x 2.31m) with tiled floor, double glazed panels, reeded roof, power points and double glazed door to outside.



KITCHEN: 12' x 7'5 (3.66 x 2.26m) with range of wall and base units, working surfaces with single drainer stainless steel sink unit with mixer tap and water tap, space and plumbing for washing machine, Flavel Range style cooker with eight gas hobs, two ovens, cooker hood, tiled wall surrounds, central heating programmer, space for fridge freezer, vinyl floor, Potterton gas fired boiler, part double glazed door to

FIRST FLOOR

LANDING: access to loft, two storage cupboards.

BEDROOM ONE: 10'6 x 8'9 (3.20 x 2.67m) plus door recess, with mirror fronted wardrobes to one wall, radiator and television aerial point.



BEDROOM TWO: 8'9 x 6'8 (2.67 x 2.03m) plus door recess, radiator and fitted cupboard.

BEDROOM THREE: 12'6 x 5'7 (3.81 x 1.70m) mirror fronted wardrobe, radiator.



BATHROOM: white suite of panel bath, shower attachment and separate Gainsborough shower unit, pedestal basin, vinyl floor covering, tiled walls, radiator, deep cupboard.

SEPARATE W.C.: with low flush suite and radiator.

OUTSIDE

TO THE FRONT of the property is a lawn area divided by a flagstone pathway to the front door, there is a screen of trees to the Simmons Way road frontage and parking available to all residents at the front.



THE REAR GARDEN is bordered by close boarded and panel fencing as well as brick walling and includes a lawn area with concrete pathway leading to the gated rear access, timber garden shed and flagstone pathway with deck area and side garden leading to the:

WORKSHOP/GARDEN STORE with light, power and door to outside.

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.



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EPC BAND: C

DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and left at the mini roundabout into Dean Street. Continue out of Marlow for four miles and on reaching the village of Lane End turn right into Simmons Way and first right into Basset Road where number 1 will be found on the left.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

**DRAFT DETAILS. AWAITING CLIENTS
APPROVAL**

NOT TO SCALE

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