



bonners & babingtons

High Street  
Lane End





High Street  
Lane End  
Buckinghamshire  
HP14 3JF

- 
- Tenure: Freehold
  - Guide Price: £500,000
  - EPC Rating: E
  - Council Tax Band: D
  - Local Authority: BCC



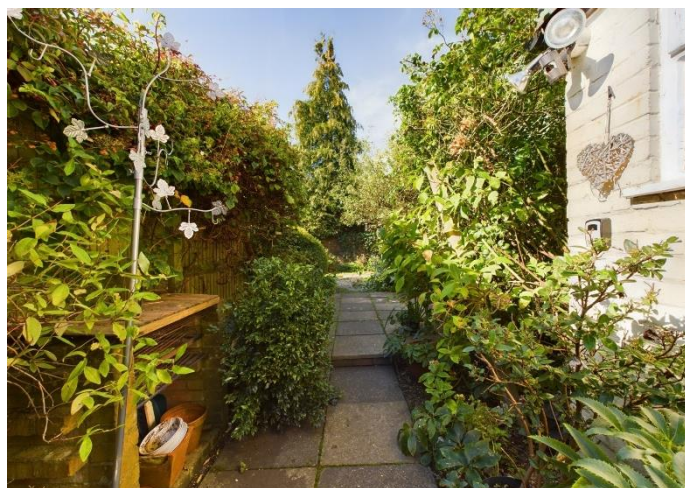


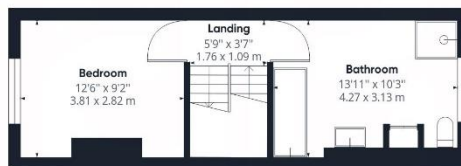
One for the DIY enthusiasts this delightful 1800's townhouse is ready for action and would be a fantastic and stylish home for a buyer with the vision. Situated in the heart of the village and directly opposite the duck pond this property offer a great opportunity to create a wonderful home. With accommodation across three floors and a large, mature rear garden we strongly recommend an internal inspection. On entering the property there is a sitting room with fireplace leading to a living room and on to kitchen to the rear. On the first floor there is a double bedroom to the front and a large family bathroom to the rear. Moving on to the top floor there are two good sized bedrooms, the rear bedroom offers stunning views over fields and countryside. Back on the ground floor, the kitchen leads to a utility lobby and downstairs WC, there is also a door leading to a secluded walkway, through to a patio area and on to the garden. This secluded walled garden has mature trees and shrubs, sheds and has a separate gated access from the High Street. Although this property does require complete refurbishment throughout we feel in the right hands this could be a stunning home!

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 which connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

Situated in the HEART OF LANE END VILLAGE this delightful three storey three bedroom CHARACTER TOWN HOUSE is an ideal project property and could be a stylish family home. No onward chain.





**Approximate total area<sup>(1)</sup>**

1040.72 ft<sup>2</sup>  
96.69 m<sup>2</sup>

**Reduced headroom**

20.10 ft<sup>2</sup>  
1.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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