



Simmons Way, Lane End, Buckinghamshire
OIEO £325,000 FREEHOLD

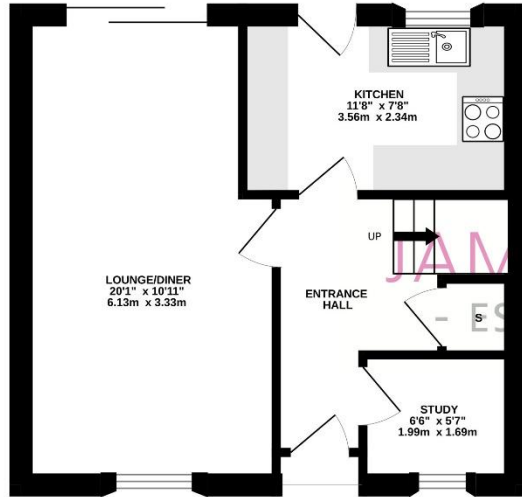
JAMESGESNER
- ESTATE AGENTS -

Situated within this sought-after residential area of Lane End is this three-bedroom home, offered for sale with a larger-than-average garden and excellent potential to extend (subject to the necessary planning permission) and improve. The property would benefit from some updating, offering an excellent opportunity for buyers to create a home to their own taste. The accommodation comprises an entrance hallway, study, a 20' through lounge/dining room, kitchen, three bedrooms, a bathroom and separate W.C. Outside, the property benefits from an enclosed garden extending to the rear and side, with gated access and a summer house. Residents' parking is available to the front. Further features include gas central heating and uPVC double glazing.

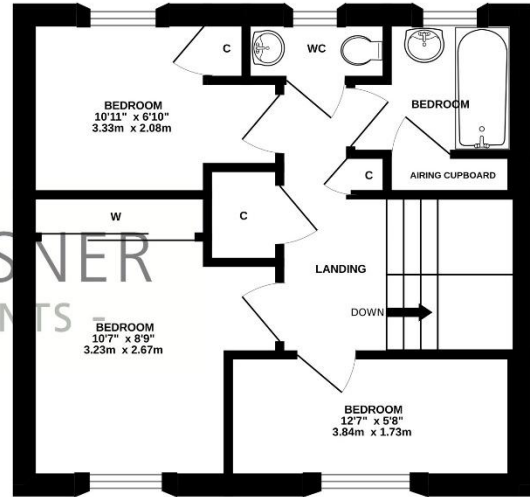


1 Simmons Way, Lane End, Buckinghamshire, HP14 3JL

GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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