



**ROSSET COTTAGE, LANE END
OFFERS IN EXCESS OF £385,000 FREEHOLD**

am ANDREW
MILSOM

**ROSSET COTTAGE
62A THE ROW
LANE END
BUCKS HP14 3JU**

OFFERS IN EXCESS OF £385,000

Situated in the popular village of Lane End just four miles north of Marlow, a charming and recently improved two bedroom end terrace cottage with a wealth of character.

**REAR GARDEN WITH GARDEN OFFICE:
TWO BEDROOMS: NEWLY FITTED
BATHROOM: KITCHEN:
LOUNGE/DINING ROOM WITH
FEATURE FIREPLACE:
NEWLY INSTALLED GAS CENTRAL
HEATING TO RADIATORS: DOUBLE
GLAZING: OFF ROAD PARKING.**

TO BE SOLD: this attractive two bedroom end terrace cottage offers a wealth of charm and character in this convenient setting within this popular village. The property is situated opposite common land in amongst other homes of character and has the added advantage of off street parking. The property is located within a short walk of 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 and Marylebone respectively.

The accommodation comprises:



LOUNGE/DINING ROOM: double glazed window, stairs to First Floor, feature brick fireplace with inset cast iron log burner, beamed ceiling, radiators, laminated wood flooring and double doors to Kitchen



KITCHEN: range of wall and base units, four ring ceramic hob with oven below, single sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, concealed central heating boiler, beamed ceiling, radiator and double glazed door to outside.



**FIRST FLOOR
LANDING** with access to loft.



BEDROOM ONE: a front aspect room with double glazed window, fitted wardrobe, inset beam, radiator.



BEDROOM TWO: a rear aspect room with double glazed window, Velux window, radiator.



BATHROOM refitted white suite comprising an enclosed panelled bath with shower over, vanity wash hand basin, low level wc, part tiled walls, Velux window, heated towel rail.

OUTSIDE

TO THE FRONT is a **PARKING SPACE** for one car not suitable for low vehicles.



THE REAR GARDEN is predominately laid to lawn with panel fence surround, water feature and a step stone path leading to the **GARDEN OFFICE** with light and power.

M43620223

EPC BAND: D

COUNCIL TAX BAND: D

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.

DIRECTIONS: on entering the village of Lane End from Marlow turn right before North's Garage and right again into The Row where Rosset Cottage will be found on the right.

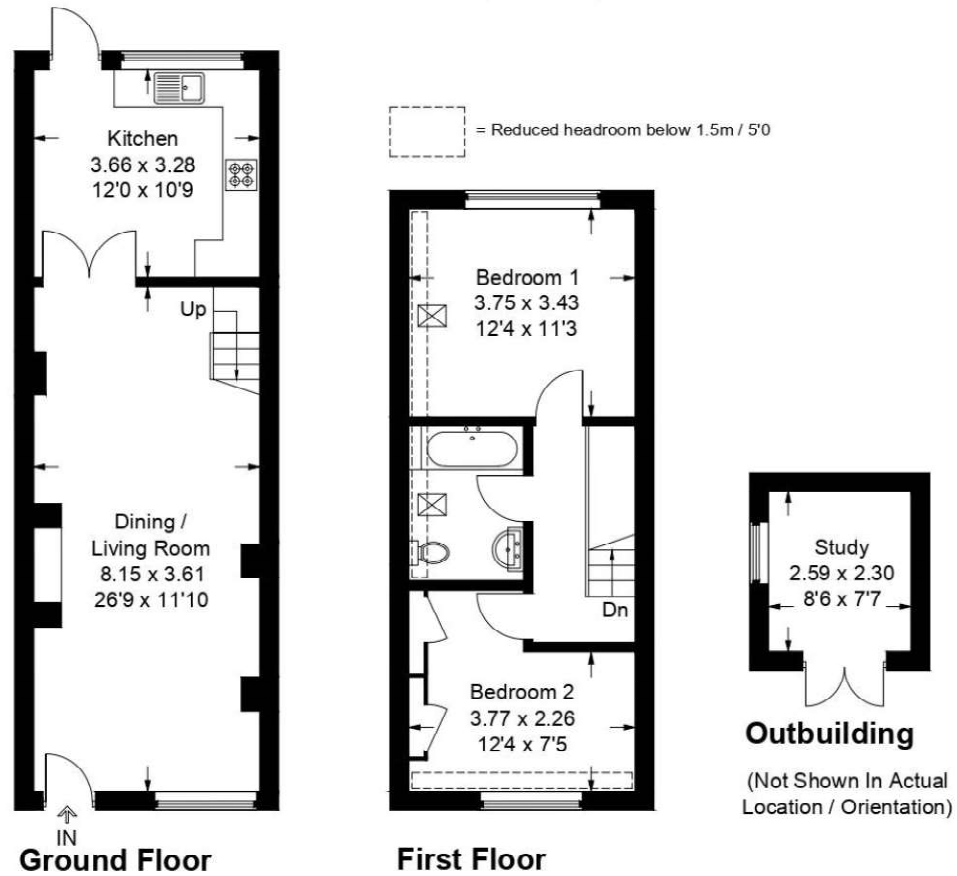
MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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, fixtures and fittings.

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

Approximate Gross Internal Area
 Ground Floor = 42.8 sq m / 461 sq ft
 First Floor = 34.3 sq m / 369 sq ft
 Outbuilding = 6.2 sq m / 67 sq ft
 Total = 83.3 sq m / 897 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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