

14 Ivy Place, Lane End, High Wycombe, Buckinghamshire, HP14 3LQ - £425,000

A modern style semi-detached home that is tucked away in a small village cul de sac.

Entrance Hall | Cloakroom/W.C. | Kitchen/Breakfast Room | Sitting Room | Conservatory/Dining Room | First Floor Landing | Three Bedrooms | En-Suite Shower Room To Main Bedroom | Family Bathroom | Gas Heating To Radiators | Garage | Private Rear Garden | Offered With No Onward Chain |

A well appointed semi-detached home that is offered with no onward chain. The accommodation comprises entrance hall, cloakroom/W.C., kitchen/breakfast room, sitting room, conservatory/dining room, first floor landing, three bedrooms, en-suite shower room to main bedroom, family bathroom, gas heating to radiators, garage and private rear garden.



Price... £425,000

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

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.



DIRECTIONS

Enter Lane End from the Stokenchurch direction on Finings Road B482. In the village centre before Norths Garage turn left into The Row. The road bears to the right and becomes Park Lane and Ivy Place is the fourth turning on the left. The property will be found towards the end of the cul de sac.



ADDITIONAL INFORMATION

EPC Rating

D

Council Tax

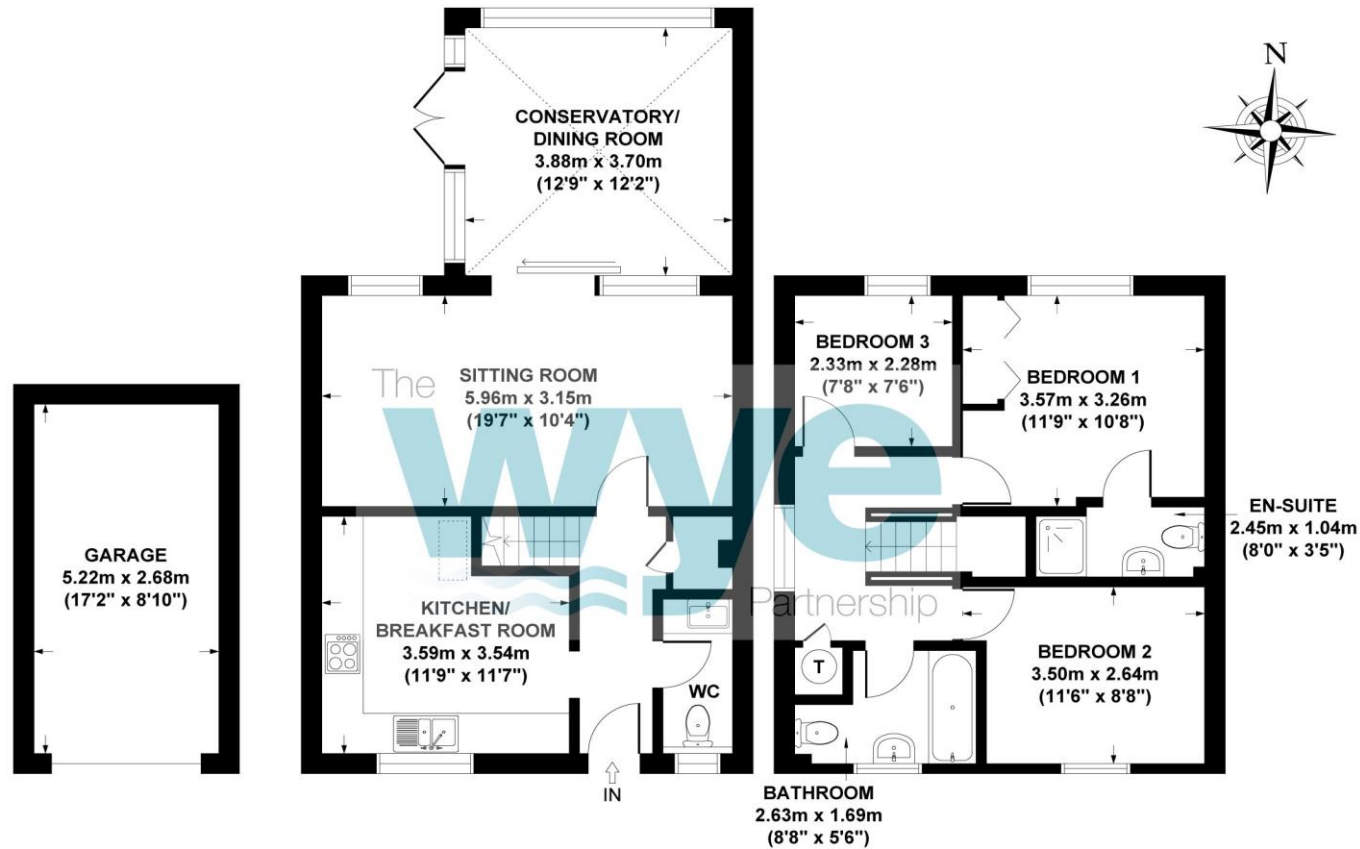
Band E

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





GARAGE - NOT IN THIS LOCATION
GROSS INTERNAL
FLOOR AREA 14 SQ M / 151 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 56 SQ M / 610 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 448 SQ FT

IVY PLACE, LANE END, HP14 3LQ
APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M / 1209 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE