



2 Church Road | High Wycombe | HP14 3HG

- Surprisingly Spacious Accommodation
- 2 Reception Rooms
- Kitchen
- Large Garden
- Basement
- In Need of Significant Refurbishment

A spacious two bedroom cottage which is attractive to the front, and beautiful to the rear with its brick and flint elevation, currently offering accommodation over two floors but with the possibility to go into the loft and with a basement. The front door opens into a hallway with a door to a dining room at the rear and lounge with a forward facing aspect. There is a basic kitchen and door to a basement which is ideal for storage but could be converted at a later stage if needed. To the first floor are 2 large bedrooms and a family bathroom. Many of the cottages within the terrace have loft conversions therefore this is a possibility. Outside to the rear there is a large garden which is laid to lawn with mature hedging surrounding.

Located about four miles to the north of Marlow and five miles to the west of High Wycombe, the village of Lane End is a sought after location in the Chiltern Hills. The area is surrounded by a mixture of common land, woodland and farmland, and the village itself hosts a good number of local shopping stores, public houses and Lane End Primary School that has a Good Ofsted rating. Lane End Youth & Community provides a venue for clubs and children's activities during the holidays. More extensive shopping can be found in the neighbouring towns, along with a multitude of other facilities. The village provides excellent commuter links, with the M4 to the south, and M40 to the north, along with the railway stations at High Wycombe and Marlow, providing access to London Marylebone and Paddington respectively.

Property Details: Council Tax Band (This should be verified by a solicitor)



33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

Keegan White
ESTATE AGENTS