



68 Lane End Road, High Wycombe, Buckinghamshire, HP12 4JF      Asking price £350,000 *Freehold*



This versatile two/three-bedroom semi-detached home would make an ideal purchase for first-time buyers or an investor and is offered to the market with no onward chain.

- Two/Three bedroom semi-detached home
- Offered to the market with no onward chain
- Two/Three reception rooms
- Tiered rear garden
- Two bathrooms
- Popular location
- Easy access to M40
- Walking distance to Adams Park
- EPC: D



This versatile two/three-bedroom semi-detached home would make an ideal purchase for first-time buyers or an investor and is offered to the market with no onward chain.

The property briefly boasts; a dining room leading to a lounge, a fitted kitchen with a breakfast bar, further reception room which could also be used as a third bedroom. On the first floor, you will find two double bedrooms, an en-suite to the master bedroom and a family bathroom. Further benefits include; an enclosed tiered rear garden, front garden, gas central heating and double glazing throughout.

#### Location:

Set in a popular residential location with easy access to J4 of the M40, Wycombe town centre, Adams Park, shops and lovely nearby country walks alike.

#### Freehold Notes

Council Tax band C. EPC band D.

#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or

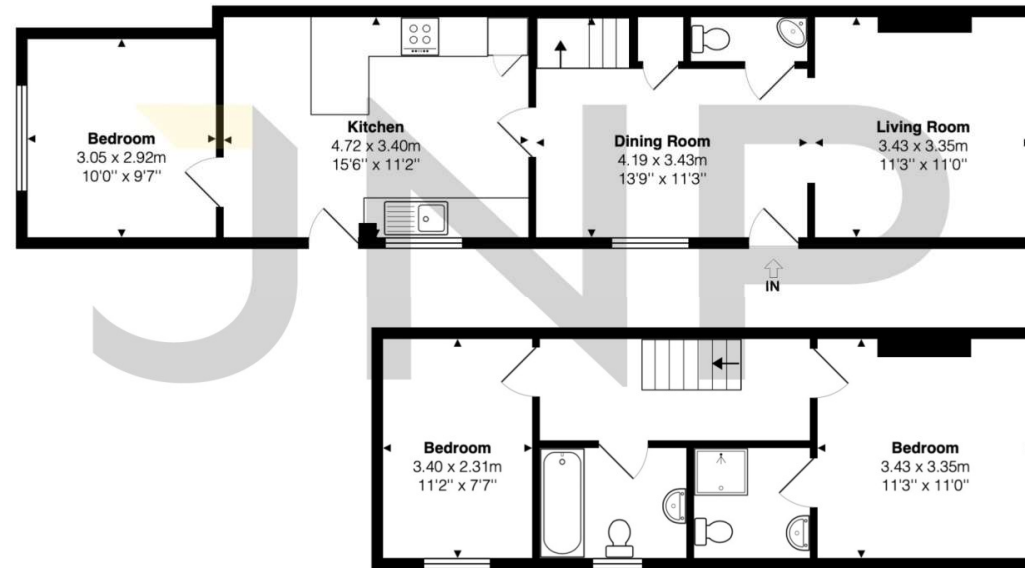
other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







The approximate total area for the elements of the property represented on the floorplan is 86 SqM (926 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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