

JNP



71 Lane End Road, High Wycombe, Buckinghamshire, HP12 4JF

Asking price £575,000 *Freehold*

Three bedroom detached family home

- Three-bedroom detached home
- Two reception rooms
- West side of High Wycombe
- Easy access to M40
- Garage and driveway parking
- Downstairs cloakroom
- Fitted kitchen with utility room
- South facing rear garden
- Double glazing throughout
- Four-piece family bathroom
- Secluded level rear garden
- EPC: C



This bay fronted detached family home is well presented throughout and is located on the west side of High Wycombe with easy access for the town centre and M40.

The property in the brief boasts; entrance hallway, lounge with bay fronted window, separate dining room, fitted kitchen, downstairs cloakroom and utility room. On the first floor you will find three good sized bedrooms with built in wardrobes in the master and second bedroom, family bathroom with free standing shower. Further benefits include; driveway for multiple cars, garage, enclosed south facing rear garden, double glazing throughout and gas central heating.

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. The property is also in catchment for Royal Grammar School, John Hampden Grammar School and Wycombe High School

Freehold Notes Council Tax band E. EPC band C.

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 JNP Estate Agents Ltd.

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 logo for JNP, consisting of the letters 'JNP' in a bold, black, sans-serif font, centered within a solid yellow square.

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