



Estate Agents  
**Hurst**

2 James Road, Lane End, High Wycombe, HP14 3DW

£390,000

## 2 James Road, Lane End, High Wycombe, HP14 3DW

A deceptively spacious, light and airy three bedroom, two reception mid terraced house offered to the market with NO ONWARD CHAIN and in good condition throughout. Situated in the picturesque village of Lane End offering lovely country walks, good local amenities including the multi award winning Grouse and Ale public house. The property also benefits from having priority catchment for the highly regarded Sir William Borlase grammar school in Marlow and is also in catchment for the High Wycombe Grammar schools. The town of High Wycombe is a short drive away offering easy access to Junc 4 of the M40 and the trainline connection to Marylebone central London, making it perfect for those looking for a village location while still wanting to commute.

The accommodation comprises:-

Large Lounge, kitchen/diner, study, rear Lobby, guest cloakroom, master bedroom with fitted wardrobe, 1 further double bedroom with fitted wardrobe, large single bedroom, family bathroom.

The property also benefits from parking to rear, ample storage, gas central heating to radiators, private courtyard garden and UPVC double glazing.



**PRIORITY CATCHMENT FOR SIR WILLIAM  
BORLASE GRAMMAR SCHOOL**

**DECEPTIVELY SPACIOUS**

**THREE GOOD SIZED BEDROOMS**

**LARGE LOUNGE AND KITCHEN/DINER**

**NO ONWARD CHAIN**

**POPULAR VILLAGE LOCATION**

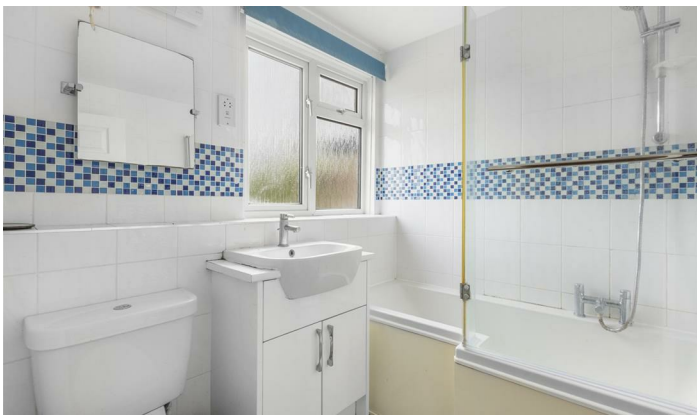
**PRIVATE COURTYARD GARDEN**

**STUDY**

**GAS CENTRAL HEATING TO RADIATORS**

**GOOD VILLAGE AMENITIES**





# James Road

Approximate Gross Internal Area  
Ground Floor = 692 sq ft / 64.3 sq m  
First Floor = 453 sq ft / 42.1 sq m  
Total = 1145 sq ft / 106.4 sq m  
(Including Garage)



Floor Plan produced for Hursts by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)