



Naphill
£535,000

 **TIM RUSS**
& Company



Naphill

- Four bedrooms
- Open plan kitchen / diner
- Village location
- Private garden
- Spacious accommodation
- Short walk to Naphill Common



Naphill

Four bed semi in Naphill village, open plan kitchen/diner leading to private garden. En suite master, family bathroom. Chain free, close to amenities, schools, countryside walks.

Situated in the popular village of Naphill, this four bedroom semi detached home offers generous and flexible living space. The ground floor features an open plan kitchen/diner with direct access to a private rear garden, ideal for family living. Upstairs, the main bedroom benefits from an en suite, alongside three further well proportioned bedrooms and a family bathroom. Offered chain free and conveniently located close to local amenities, schools, and countryside walks.

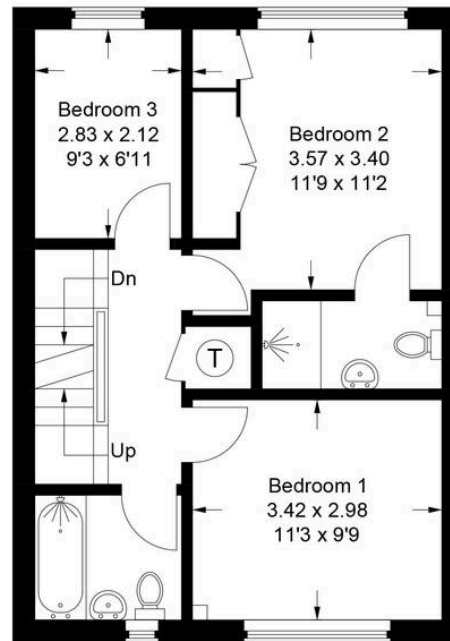
Council Tax band: E

Tenure: Freehold

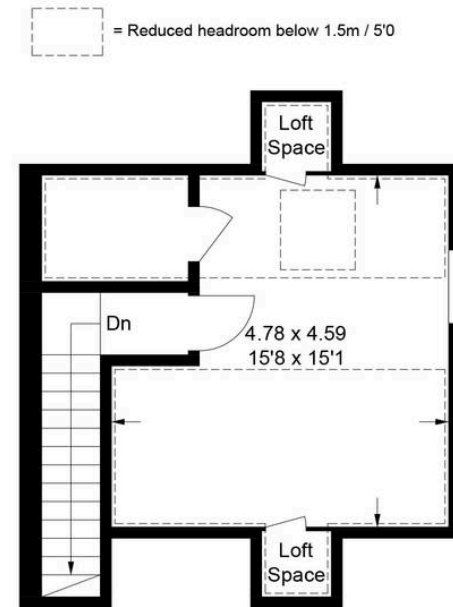




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 54.0 sq m / 581 sq ft
 First Floor = 44.7 sq m / 481 sq ft
 Second Floor = 29.2 sq m / 314 sq ft
 Total = 127.9 sq m / 1,376 sq ft
 (Including Loft Space)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

