



Main Road, Naphill
£570,000

 **TIM RUSS**
& Company



Naphill, High Wycombe

- Village location
- Three bedroom semi detached
- Dining room & sitting room
- Modern kitchen with separate breakfast area
- Modern bathroom
- Large attractive rear garden
- Garage

Naphill is a favoured Chiltern village situated between High Wycombe and Princes Risborough with excellent amenities including a shop, post office/village store, petrol station, hairdressers and highly regarded schooling. There are a number of public houses and numerous country walks and bridleways offering access to the Chiltern Valley - an area of outstanding beauty. There is a regular rail service with mainline stations at Princes Risborough, High Wycombe and Saunderton giving access to London, Marylebone.



In excellent decorative order is this generous three bedroom semi detached village home with further scope to extend (STPP).

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The light and airy accommodation comprises entrance hall, cloakroom, living room which measures over 19ft in length with french doors onto the garden and door to dining room. The dining room also has access to the garden. The kitchen opens through into the breakfast room which benefits from a door to the garage and to the front. To the first floor can be found the modern family bathroom, two good double bedrooms and bedroom three.

Outside there is generous parking for up to four vehicles to the front with an open plan lawned area and access to the garage. The integral garage is a good size with a utility/office at the rear. The attractive rear garden is a lovely feature being laid mainly to lawn with mature shrubs and borders.

Council Tax Band E

Tenure Freehold

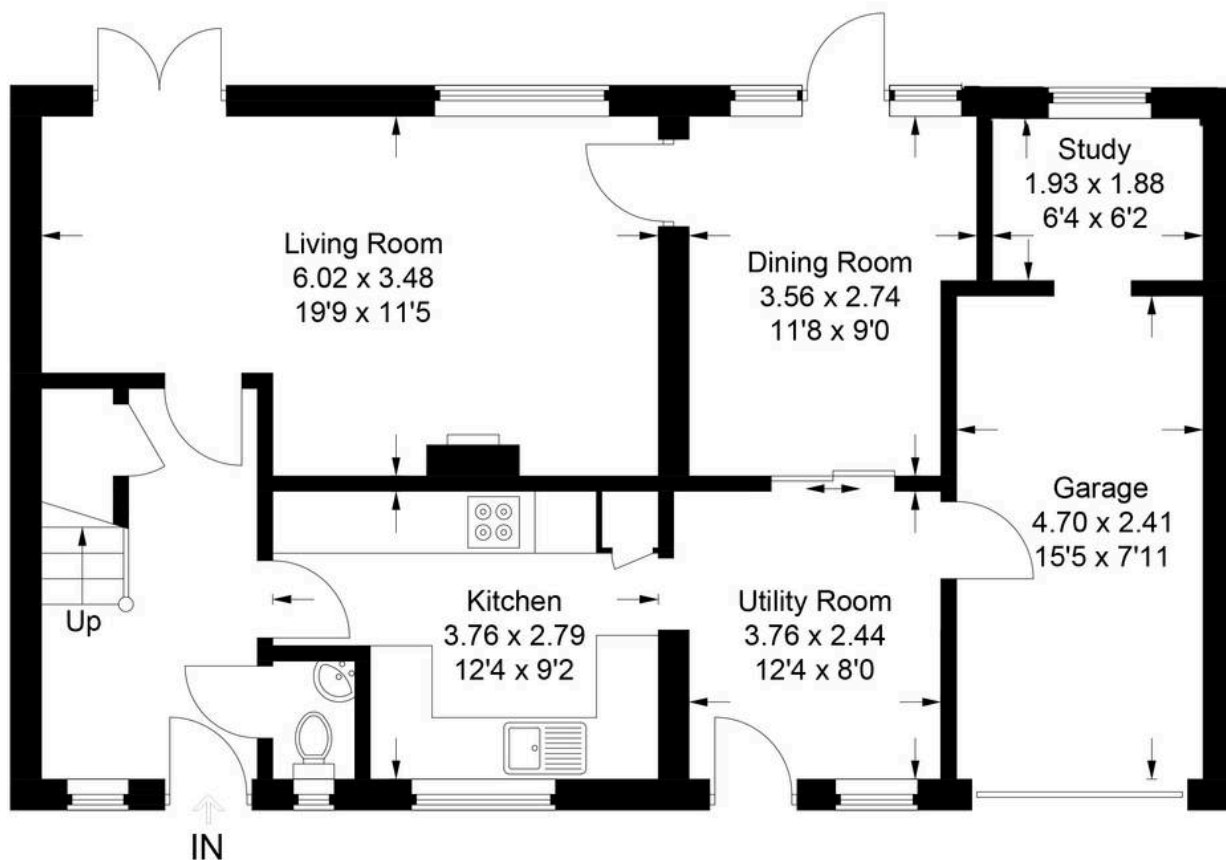
Council Tax band: E

Tenure: Freehold

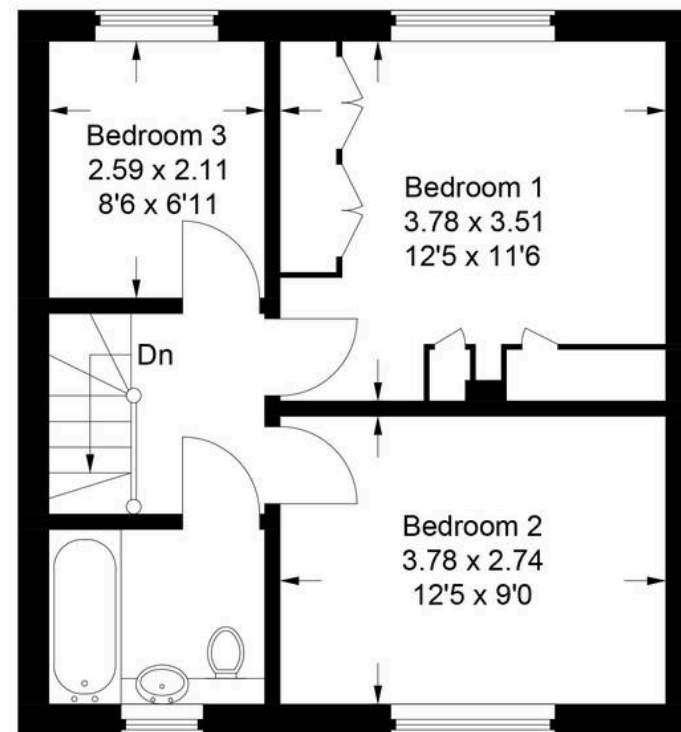
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Ground Floor



First Floor

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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