



Main Road, Naphill

Guide Price £895,000

 **TIM RUSS**
& Company



- Village location
- Five bedroom detached family home
- Two bathrooms
- Garage and driveway parking
- Beautifully presented garden
- Spacious accommodation
- Kitchen & separate utility
- Garden room



Situated in the popular village of Naphill, this spacious five bedroom detached house is ideal for growing families or anyone looking for a little more room. The property offers two bathrooms, generous living space, and a lovely, mature garden that's perfect for relaxing or entertaining.

There's a garage and driveway providing plenty of off-street parking, and the house is within easy reach of village shops, local walks and well regarded schools. It's a comfortable, well laid out home in a friendly village, the kind of place that's easy to settle into.

A great opportunity to make a home in this sought after part of the Chilterns.

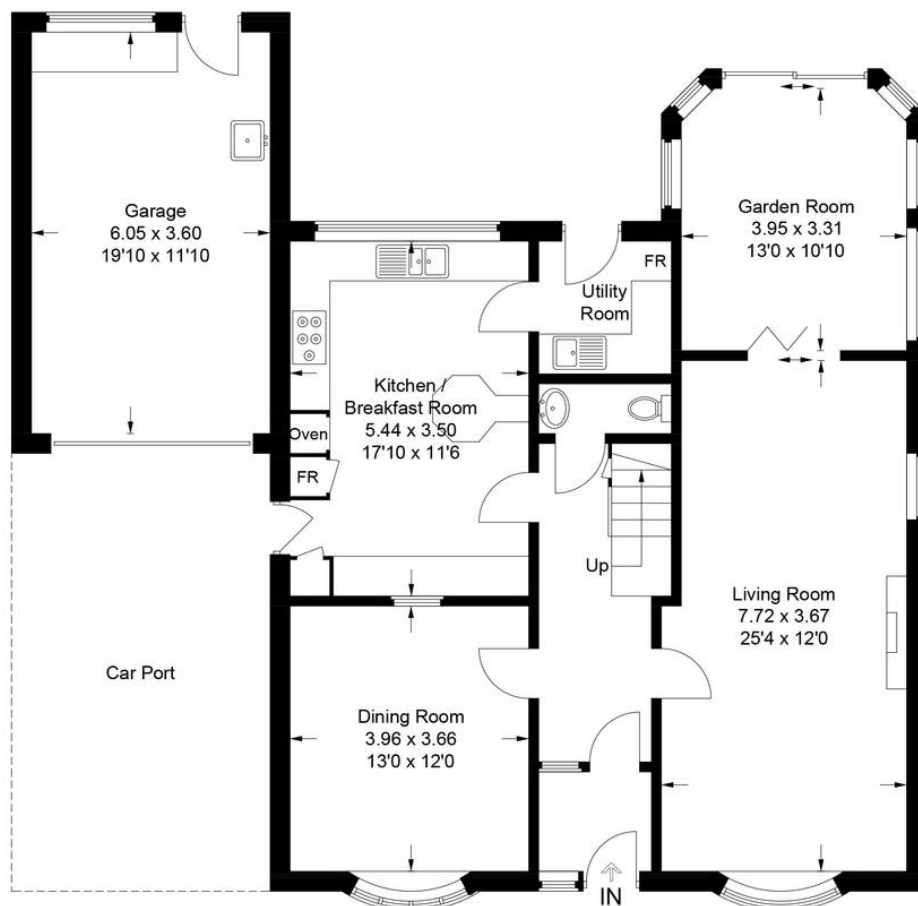
Council Tax band: F

Tenure: Freehold

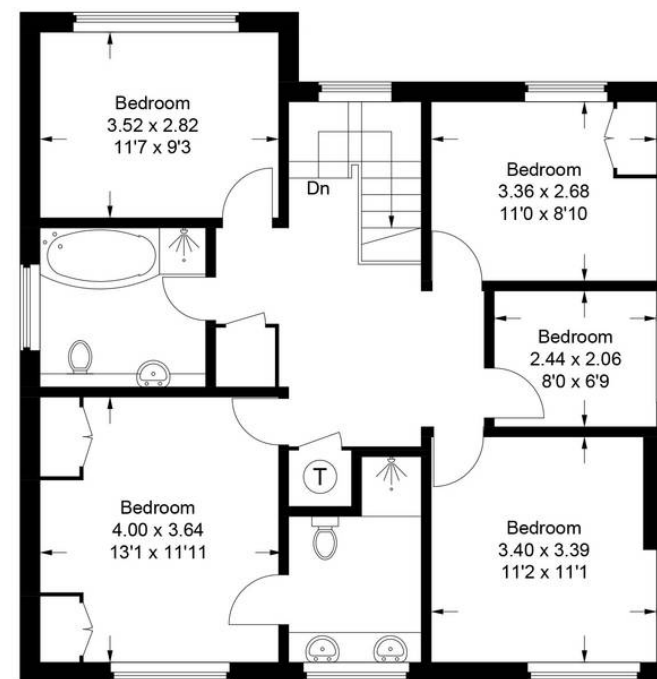
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor



First Floor

272 Main Road

Approximate Gross Internal Area (Excluding Car Port)

Ground Floor = 96.6 sq m / 1,040 sq ft

First Floor = 82.4 sq m / 887 sq ft

Garage = 21.9 sq m / 236 sq ft

Total = 200.9 sq m / 2,163 sq ft

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/

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