



14 Braeside, Naphill - HP14 4RY

Guide Price £500,000

TIM RUSS
& Company



14 Braeside

Naphill, High Wycombe

- Private road with access to Naphill Common
- Four bedrooms across two upper floors
- Open plan kitchen / dining room
- Private garden
- Garage and parking
- No chain

Naphill is a sought after Chilterns village, surrounded by beautiful countryside and the extensive Naphill Common - ideal for walking and outdoor pursuits. The village offers pubs, a community hall and cafe and Naphill and Walters Ash Primary School, while nearby High Wycombe and Princes Risborough provide wider amenities and rail links to London Marylebone.



14 Braeside

Naphill, High Wycombe

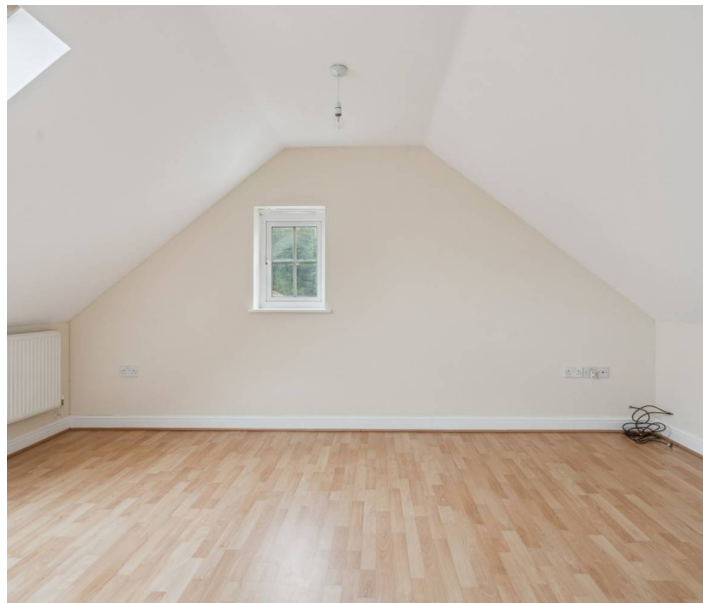
Situated in a private road in the popular village of Naphill, this four bedroom semi detached home offers generous and flexible living space across three floors with a garage and parking.

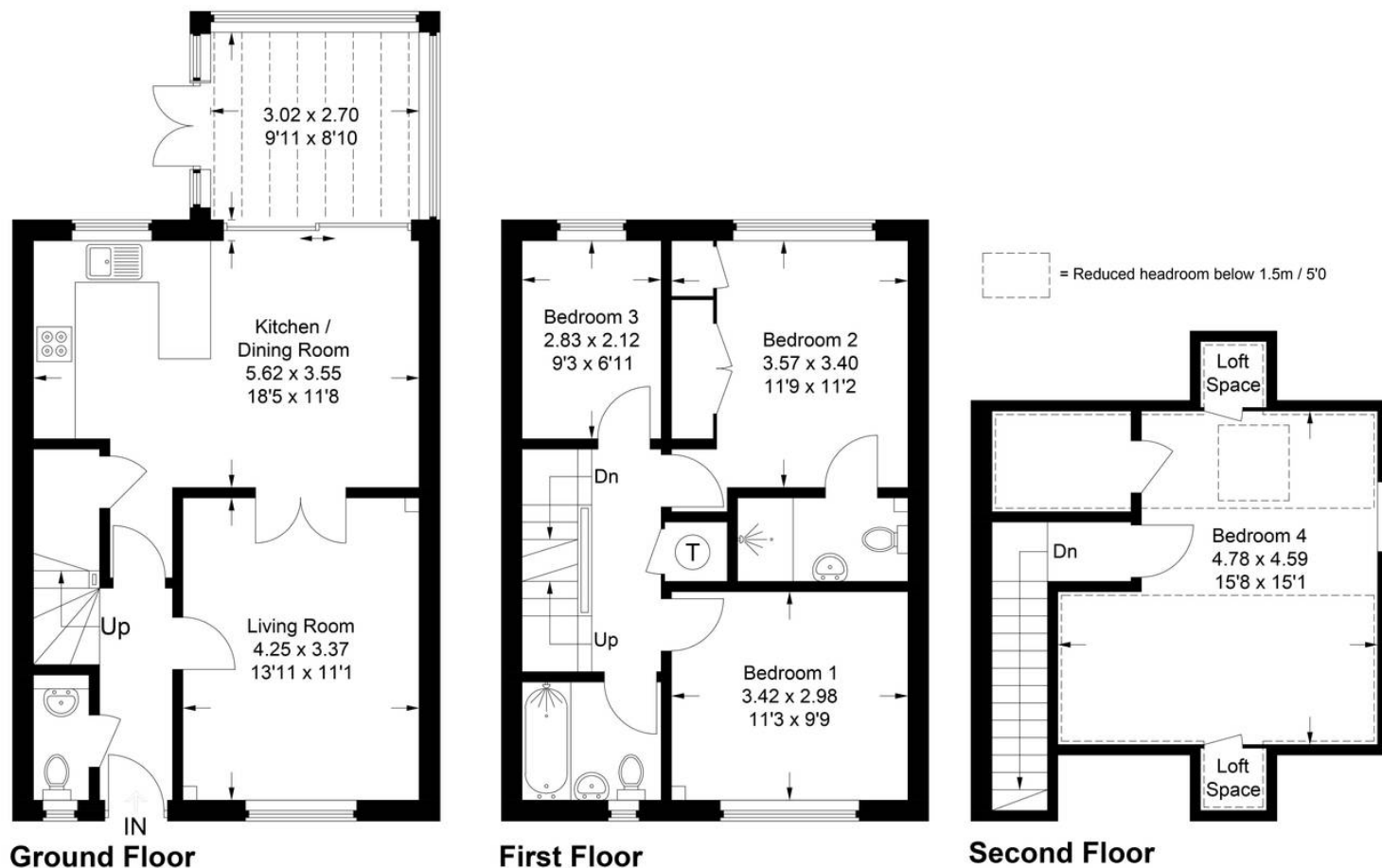
Situated in a private road in the popular village of Naphill, this four bedroom semi detached home offers generous and flexible living space across three floors with a garage and parking. The ground floor features an open plan kitchen/dining room with direct access to a private rear garden. Upstairs, the main bedroom benefits from an ensuite, alongside three further well proportioned bedrooms and a family bathroom. There is also a double bedroom with eaves storage on the second floor. Offered chain free and conveniently located close to local amenities, schools, and with direct access to Naphill Common woods.

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Council Tax band: E

Tenure: Freehold





14 Braeside, Naphill, HP14 4RY, Bucks

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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