

128 Main Road, Naphill, HP14 4PZ

Asking Price £550,000 *Freehold*

Situated in the highly sought-after village of Naphill, this well-presented three-bedroom detached bungalow is offered to the market with no onward chain.

- Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Good Size Living / Dining Room
- Modern Bathroom With a Walk In Shower
- Driveway Parking And Garage
- Enclosed Rear Garden
- No Onward Chain
- Potential To Extend STPP
- Village Of Naphill
- Close To Amenities & Woodland
- EPC: D







Situated in the highly sought-after village of Naphill, this well-presented three-bedroom detached bungalow is offered to the market with no onward chain.

The spacious and well-balanced accommodation comprises a welcoming entrance hall, a generous living/dining room with French doors opening directly onto the rear garden, a modern, fitted kitchen, a modern bathroom with a walk in shower, and three well-proportioned bedrooms. Externally, the property enjoys a good size rear garden, offering a high degree of privacy and an ideal space for outdoor entertaining, gardening, or simply relaxing. To the front there is a driveway parking for multiple cars and an integral garage.

Naphill is a popular Chiltern village with a good range of facilities for day-to-day needs: including the local Co-op, Londis, pubs, cafes, and restaurants. The village Hall sides onto the popular recreation ground and cricket pitch known locally as "The Crick". And also has excellent bus service. There are numerous country walks and bridleways through the area's famed woodland, (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the market town of Princes Risborough is 5 miles away and High Wycombe lies 3 miles distant, and it is here that the commuter can join the M40 motorway.

Directions

Leave High Wycombe on the A4128 Hughenden Road and continue into Hughenden Valley. Once in Hughenden Valley pass over the first mini roundabout turning left at the second mini roundabout into Coombe Lane (signposted Naphill). Ascend the hill into the village of Naphill and continue along Main Road where the property is located on the right hand side.

Tenure: Freehold

The property offers a potential rental income of £2,250 PCM. Council Tax band E. EPC band to be confirmed.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



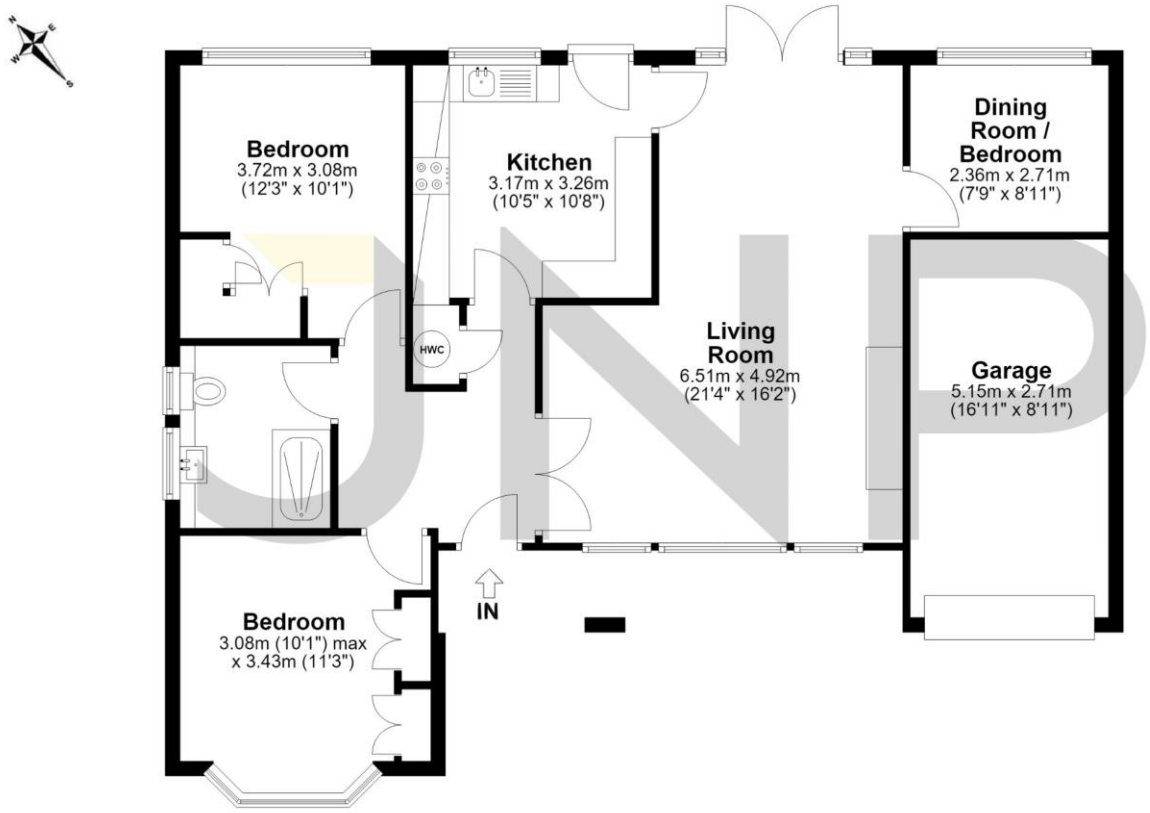












The approximate total area for the elements of the property represented on the floorplan is 103 SqM (1104 Sq.Ft)

Main Road, High Wycombe, Buckinghamshire, HP14 4PZ

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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