



Chapel Lane, Naphill
£675,000



Naphill, High Wycombe

- Located the edge of Naphill Common
- Beautiful Contemporary Finish
- Three Double Bedrooms
- Two Reception Rooms
- Detached Chalet Bungalow
- Impressive Kitchen
- Utility Room
- Driveway Parking & Garage
- Gardens



Naphill, High Wycombe

Positioned on the edge of Naphill Common is this three bedroom detached chalet bungalow with a fabulous contemporary finish.

Set within a lovely wrap around plot is this updated detached chalet bungalow with a fantastic contemporary finish throughout.

The light and airy accommodation in brief comprises: entrance hall, sitting room with log burning stove, splendid kitchen/breakfast room with recently refitted units and built in appliances, opening to a spacious dining area with bifold doors to garden, separate and useful utility room, ground floor double bedroom with recently refitted shower room.

To the first floor can be found; two double bedrooms served by the beautifully appointed family bathroom.

The gardens are a fine feature of the property and wrap around on three sides offering plenty of secluded places to enjoy the sun. There is one gravel driveway to the side, providing offroad parking for two cars with secure gate to side garden and utility. Behind secure gates is a further area of hard standing which could double up as a patio or further driveway leading to the garage with electric up and over door.

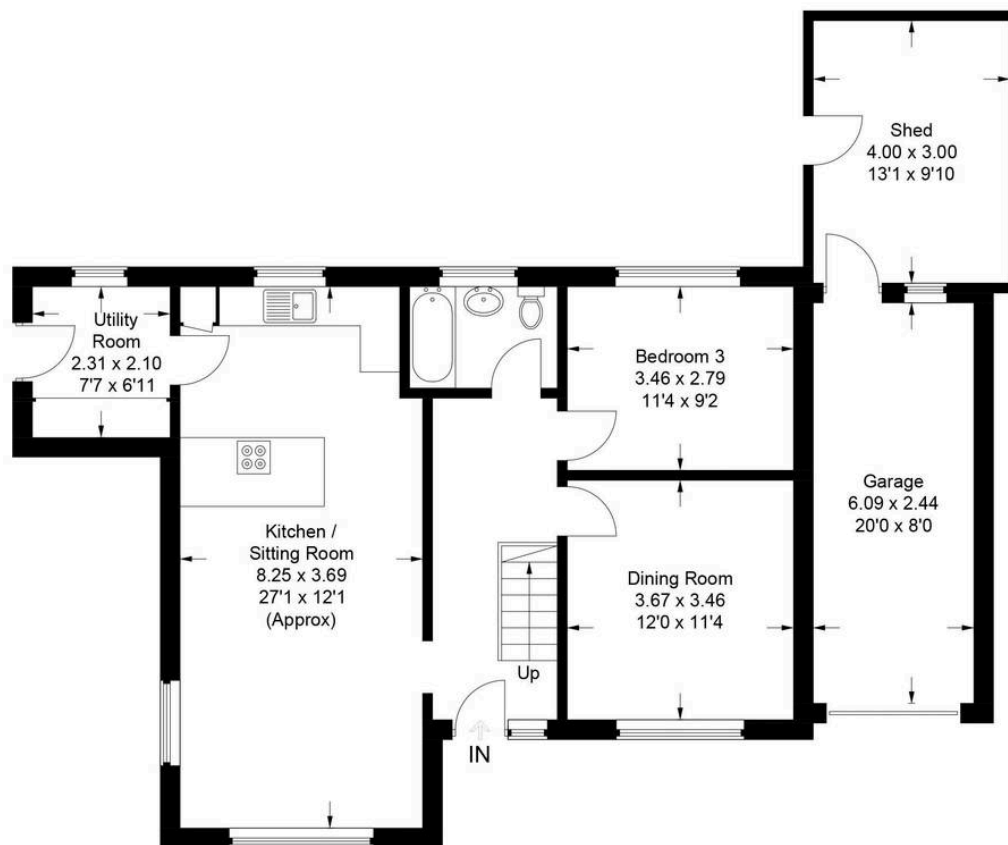
Council Tax band: F

Tenure: Freehold

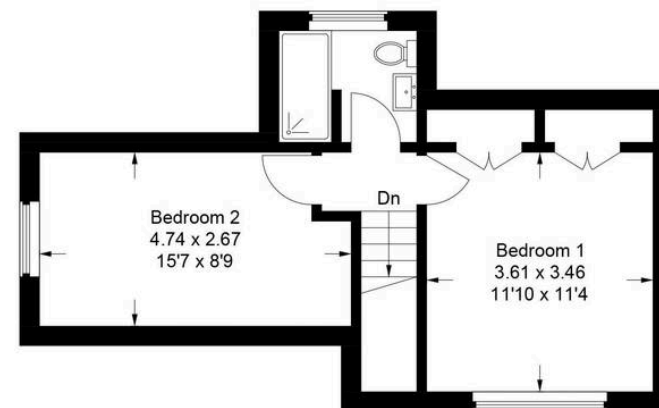
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 73.2 sq m / 788 sq ft
 First Floor = 35.4 sq m / 381 sq ft
 Garage / Shed = 27.7 sq m / 298 sq ft
 Total = 136.3 sq m / 1467 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

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

