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Louches Lane, Naphill, High Wycombe, HP14 4QH

£640,000

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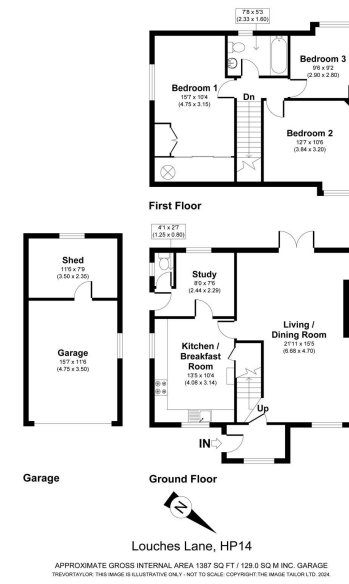
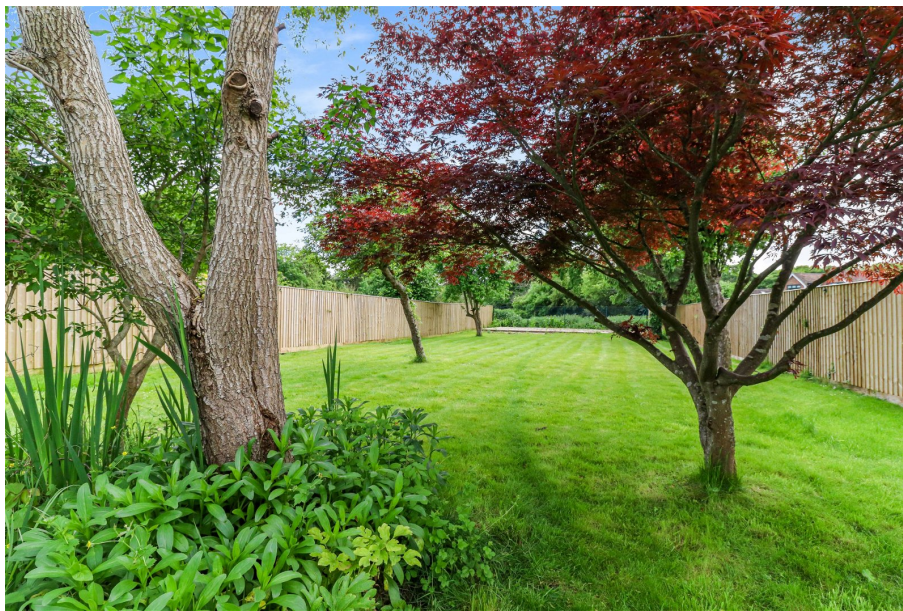
- 3 Double Bedrooms
- Newly Renovated
- Large South West Facing Garden
- Detached Garage
- Driveway Parking For Multiple Vehicles
- Peaceful Village Location
- Easy Access to High Wycombe Railway Station and M40
- Planning permission Granted ref 22/06897/FUL
- No Onward Chain
- Please Quote Reference TT0480



Located in a quiet sought after lane with meadows to the rear and allotments to the front, this very well presented 3 double bedroom home has undergone extensive improvements by the current owner and boasts a south west facing garden in excess of 100ft along with a detached garage and workshop. The accommodation offers well-proportioned rooms and has the added bonus of an approved planning application for a double story rear extension.

Louches Lane is ideally located on a quiet residential road in the village of Naphill, which offers a good range of facilities for day to day needs. There are plenty of walks, footpaths and bridleways through Naphill Common. The larger neighbouring towns of High Wycombe and Princes Risborough have an abundance of facilities and for the commuter the Chiltern railway line to Marylebone from Princes Risborough and High Wycombe is within a short drive.





English | [Contact](#)

Energy performance certificate (EPC)

Property address 2 Louches Lane Reading RG2 6YU RG2 6YU	Energy rating D	Valid until 17 October 2021
	Certificate number 6009 9886 0022 0191 0002	

Property type	Semi-detached house
Total floor area	111 square metres

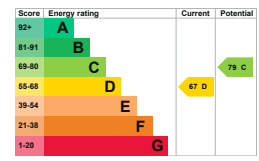
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance on landlords on the regulations and penalties](#) from the [Energy Performance of Buildings \(England and Wales\) Regulations 2015](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve the property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60