



**Connells**

Hyfirs Downley Road  
Naphill High Wycombe



### Property Description

Detached chalet house offered to the market with no onward chain. Whilst in need of some modernisation this property is full of charm and character. Built by the original owner, using white Purbeck stone in 1972 and has remained the family home since that date.

Upon approach the property has a good sized front garden bordered with mature trees and shrubs; driveway parking for several cars plus a garage; gated side access to the rear of the property. To the front is a prominent exterior chimney. The front door opens in to a spacious reception room with stairs rising to the first floor and doors to downstairs accommodation. The light and spacious reception room is dual aspect with a window to the side and sliding doors to the front that open onto the front garden; the gas fire has the original fire grate and the brick fire surround was hand built by the original owner. The back wall is wood panelling with double doors leading to the kitchen. The dining room, currently being utilised as a bedroom, is accessible from the kitchen and entrance hall. Upstairs the main bedroom has two fitted double wardrobes, two further good size bedrooms and the family bathroom.

The rear garden is approximately 1/3 of an acre, fully enclosed and has a number of trees, shrubs and plants, raised flower beds, shed, summer house and green house.

### Entrance Hall

8' 10" max x 13' 2" max (2.69m max x 4.01m max)

### Living Room

22' 6" max x 14' 3" max (6.86m max x 4.34m max)

Gas fire has the original fire grate and the brick fire surround was hand built by the original owner. Wood panelled wall. Doors to kitchen

### Dining Room

12' 4" max x 10' 4" max (3.76m max x 3.15m max)

### Kitchen

Range of wall and base level units, breakfast bar, integrated electric oven and gas hob. Space for white goods. Storage cupboard. Suspended ceiling with plasterboards above. Combi boiler approximately 2 years old.

### Downstairs Cloakroom

With WC and wash hand basin

### Landing

11' 1" max x 8' 5" max (3.38m max x 2.57m max)

### Bedroom One

15' 5" max x 9' 7" max (4.70m max x 2.92m max)

Two fitted double wardrobes.

### Bedroom Two

12' 7" max x 8' max (3.84m max x 2.44m max)

Fitted wardrobe.

### Bedroom Three

9' 1" max x 10' 2" max (2.77m max x 3.10m max)

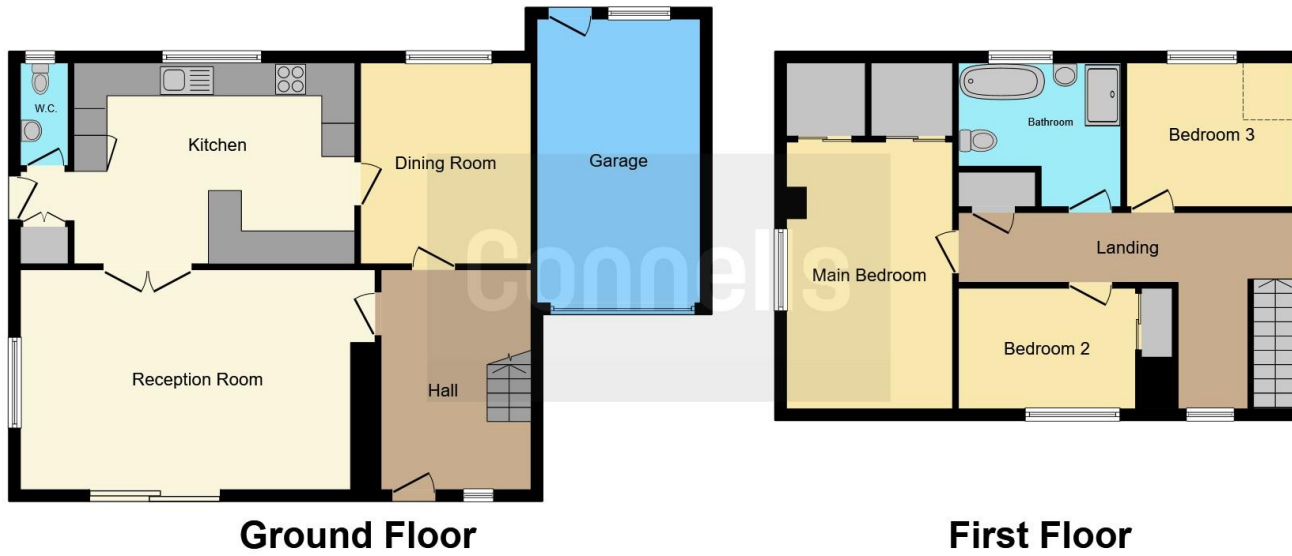
### Bathroom

10' 8" max x 8' 9" max (3.25m max x 2.67m max)

### Local Area

Naphill is a small village located within the Chiltern Area of Outstanding Natural Beauty, surrounded by countryside and woodland. There are local schooling and shopping facilities for day to day needs. The nearby town of High Wycombe offers the Eden Shopping Centre, Grammar Schools and M40 motorway access. Rail links can be reached from High Wycombe or Princes Risborough.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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