



## 81a Main Road

Naphill  
HP14 4PZ

Offers in the Region Of £235,000

- 2 Bedroom First Floor Maisonette
- NO ONWARD CHAIN
- 154 years lease remaining
- Dual Aspect Living Room
- Private Entrance with entry phone
- Electric Heating & Double Glazing





## PROPERTY FACTS

This lovely first floor 2 bedroom maisonette is offered with no onward chain and a 154 year lease remaining. Upon entering the property, via it's own front door, there is an entrance lobby and stairs rising to the first floor. There is also an entry phone. The bright and light living room is dual aspect offers views over the village hall and Crick behind. The kitchen is fitted with a range of base and wall units with space for a cooker, washing machine and fridge/freezer. Both bedrooms have views over the Crick, with the second bedroom benefiting from a built-in wardrobe. The bathroom is fitted with a white suite and has a shower over the bath. The garden is shared with the flat below and is fully enclosed and laid mainly to lawn with mature shrubs. There is private off road parking space.

## LOCATION FACTS

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including a Post Office, mini-market, beauty/hair salon, an active village hall and coffee shop, two public houses, plus an excellent bus service to High Wycombe or Princes Risborough providing more comprehensive range of facilities. There are numerous country walks and bridleways through the area's famed woodland and Naphill Common which extends to approximately 175 acres of ancient woodland.

## DIRECTIONS

From our Naphill office proceed along the Main Road towards Hughenden Valley. Turn right at the war memorial into Downley Road and 81a Main Road is accessed from a driveway immediately on your right.

## Additional Information

Council Tax band B / EPC band E

## School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury Girls' Grammar; Wycombe High School, Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

