

81a Main Road, Naphill, Buckinghamshire, HP14 4PZ

Light and airy two bedroom apartment located in the heart of the popular village of Naphill surrounded by countryside and overlooking the Crick. Nicely presented throughout with generous living accommodation and offered to the market with no onward chain.

**| Entrance Hall | Landing | Two Bedrooms | Bathroom | Living/Dining Room
| Kitchen | Large Loft Space | Shared Garden | Allocated Parking Space |
Long Lease | No Ground Rent |**

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 neighbouring flat and is fully enclosed and laid mainly to lawn with mature shrubs. There is private off road parking space.

Price... £225,000

Leasehold



LOCATION

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech 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)

MORTGAGE

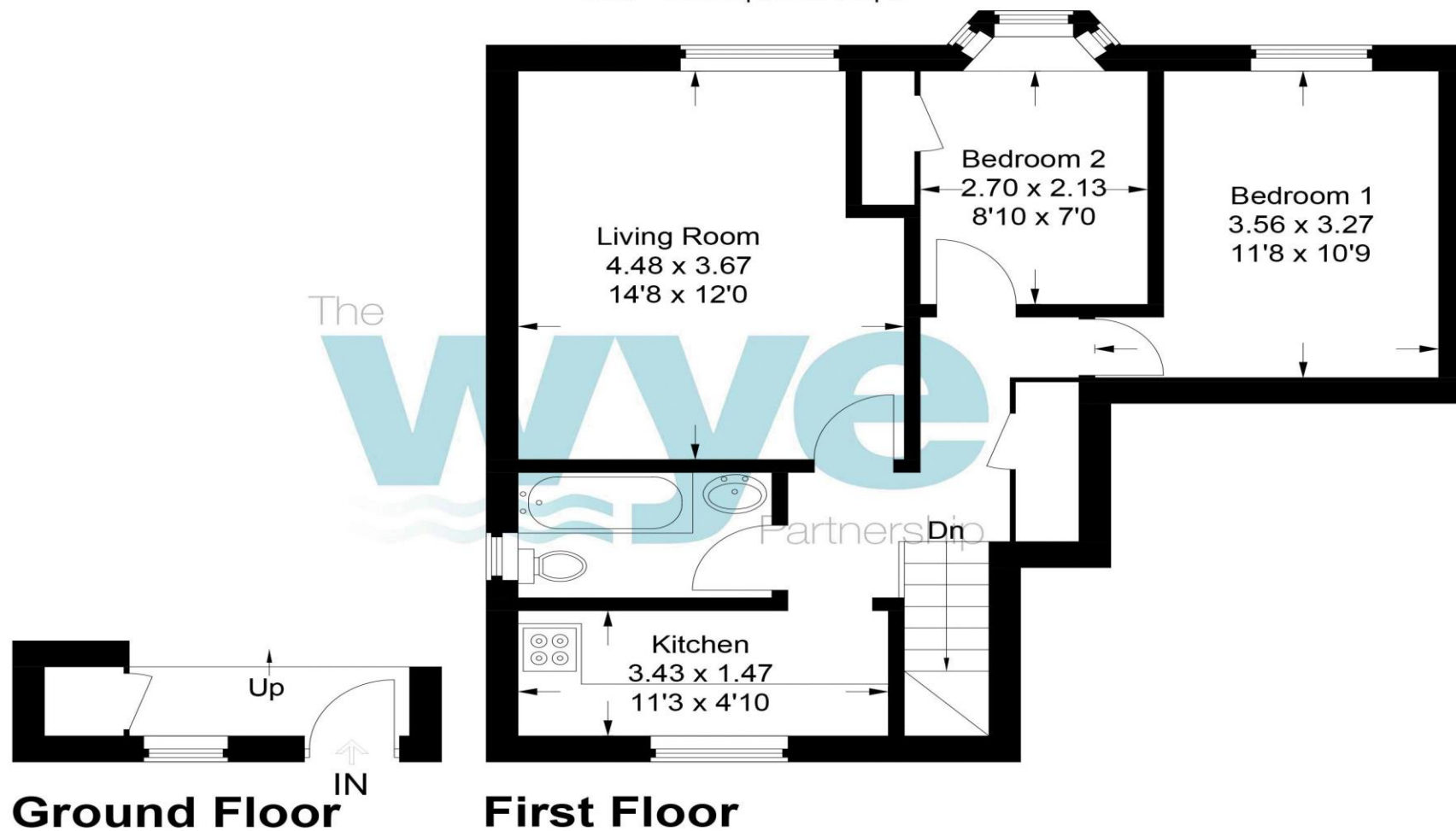
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



81A Main Road

Approximate Gross Internal Area
Ground Floor = 2.9 sq m / 31 sq ft
First Floor = 51.4 sq m / 553 sq ft
Total = 54.3 sq m / 584 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Wye Country