

4 Bayley Gardens, Naphill, Buckinghamshire, HP14 4QW

A lovingly maintained, traditional, three bedroom, detached bungalow. Ideally situated in a peaceful cul-de-sac close to open countryside, the bungalow is offered to the market with no onward chain.

| Entrance Porch | Living Room | Three Bedrooms | Family Bathroom | Kitchen/Diner | Driveway | Garage | Front & Rear Gardens | No Onward Chain |

A traditional, much loved and well-maintained, three bedroom, detached bungalow in a wonderful cul-de-sac location in the popular village of Naphill. Offered to the market with no onward chain, this property would make a perfect downsized purchase.

Accessed across a pretty, landscaped front garden with mature planting and perennial flowers, the property is entered via an entrance porch, leading to the living room. The current owners use the side door from the paver driveway. The front facing living room benefits from a feature log burner with tiled hearth and stone surround providing a focal point.

An inner hallway with laminate wood flooring provides access to the three, good size, rear facing bedrooms overlooking the gorgeous garden and the family bathroom. The bathroom comprises a three-piece, white suite with bath, W.C. and vanity hand wash basin. Overlooking the front is a well-equipped kitchen with a range of Shaker-style, floor and wall mounted units. There is an inset five ring gas hob and integrated double ovens.

Along with the front garden, the garden to the rear enjoys a high degree of privacy and again, has been lovingly maintained, enclosed with close board fencing and mature planting, the garden benefits from a shed, greenhouse and vegetable patch.

Price... £650,000 *Freehold*



LOCATION

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, mini-market, florist, active village hall, coffee shop, two public houses, a popular primary school, plus an excellent bus service. There are numerous country walks and bridleways through the areas famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

DIRECTIONS

From our office in Naphill proceed along Main Road towards Hughenden Valley and take the third turning on the right into Louches Lane. Take the third turning left into Bayley Gardens and the property can be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX BAND E
EPC EER RATING D

SCHOOL CATCHMENT 2025/6

Primary: Naphill and Walters Ash Primary, The Downley School.

Boys' Grammar: The Royal Grammar School, John Hampden School, Aylesbury Grammar School

Girls' Grammar: Wycombe High School, Aylesbury High School

Mixed Grammar: Sir Henry Floyd Grammar school

Upper: Princes Risborough School

(We advise checking with the individual school for accuracy and availability)

MORTGAGE

Contact your local Wye Country 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.

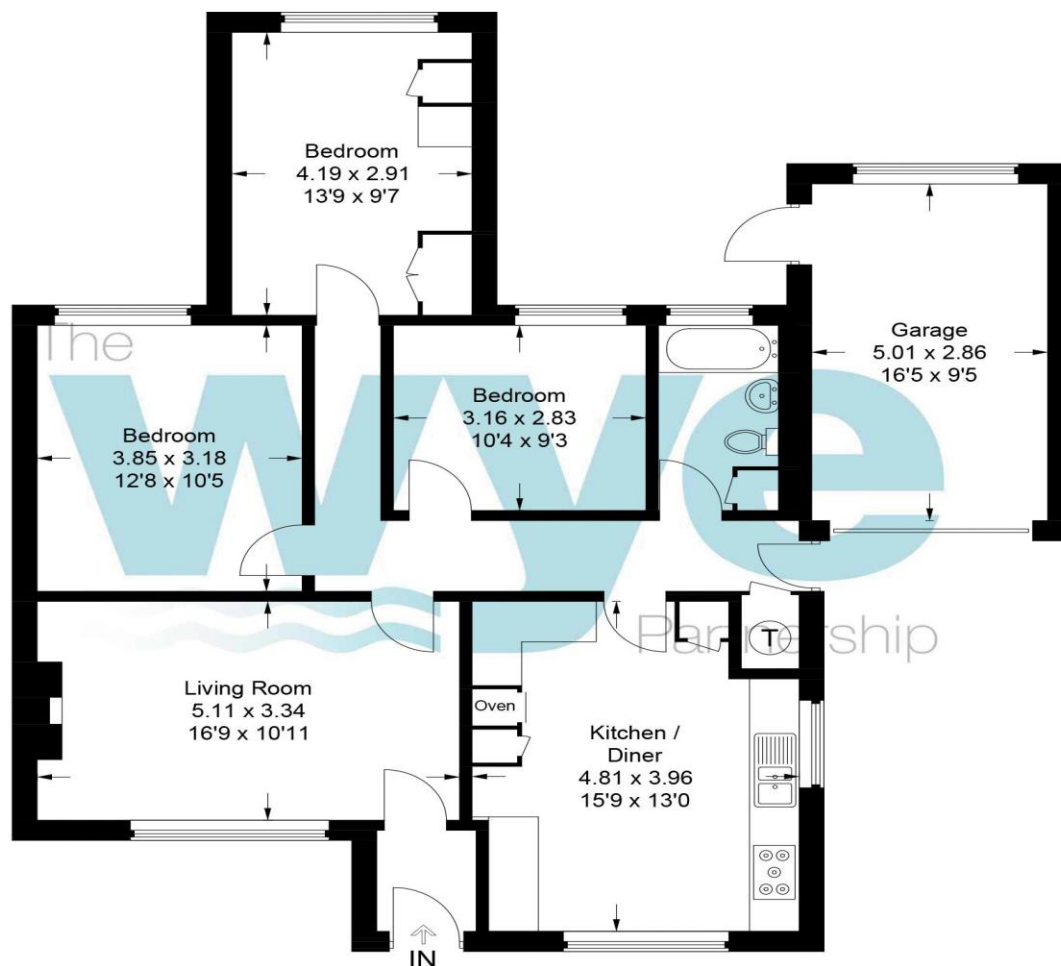


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Approximate Gross Internal Area = 88.9 sq m / 957 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 103.3 sq m / 1,112 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.

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The **wye** Partnership