

33 Vincents Way, Naphill, Buckinghamshire, HP14 4RA

Ideally located in the heart of Naphill village, bordering the common is this spacious three/four bedroom detached chalet bungalow. The property provides versatile accommodation over two floors with two bedrooms and bathroom on the ground floor and two further bedrooms and shower room to the first floor. A fabulous rear garden make this a perfect family home.

Driveway | Garage | Walled Front Garden | Storm Porch | Entrance Hall | Bay Fronted Sitting Room | Bedroom Three | Kitchen/Dining Room | Utility Room | Conservatory | Family Bathroom | Large Store Room/Study | Bedroom Two/Snug | Second Floor: Bedroom One | Shower Room | Bedroom Four | Large Rear Garden |

Offered to the market, with no onward chain, is this spacious and versatile three/four bedroom detached chalet bungalow. Located in a popular village location in the heart of Naphill, bordering the beautiful common and woodland. Vincents Way is a quiet cul-de-sac at the end of a no-through road. To the front of the property is a driveway with gates leading to the rear and the single garage. A pretty walled garden with mature trees creates an appealing first impression.

Initially, the entrance hall provides access to a bay-fronted sitting room with feature open fireplace with brick surround and hearth. To the left is the first of the bedrooms with a double front aspect. The entrance hall then widens to provide access to the other ground floor accommodation. At the rear of the property is a spacious kitchen/diner overlooking the garden, well equipped with a range of wall and floor mounted units, inset gas hob and integrated appliances. There is ample space for a dining table for family living and the conservatory provides the link to the outside. A handy utility room is just off the dining area, ideally tucked out of the way. Completing the accommodation to the ground floor is the family bathroom, with rear aspect, a handy, large, store room or study and bedroom two or second reception room. This bedroom enjoys a double rear aspect.

To the first floor are two further generous bedrooms and shower room with views over the gardens.

A fantastic feature of this bungalow is the wonderful, large and level, rear garden. An initial patio area from the conservatory provides the perfect space for entertaining and al-fresco dining. The rest of the garden is laid mainly to lawn with beautiful mature trees and planting, providing a high degree of privacy. The garden is an ideal playground for children or great space for the keen gardener, all bordering Naphill Common to the rear.

Price... £750,000 Freehold



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 office in Naphill proceed along Main Road towards Hughenden Valley. Turn right into Downley Road and left into Vincents Way. The property can be found on the right hand side

ADDITIONAL INFORMATION

EPC Band D

Council Tax Rating E

SCHOOL CATCHMENT

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar; John Hampden, Aylesbury Grammar 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

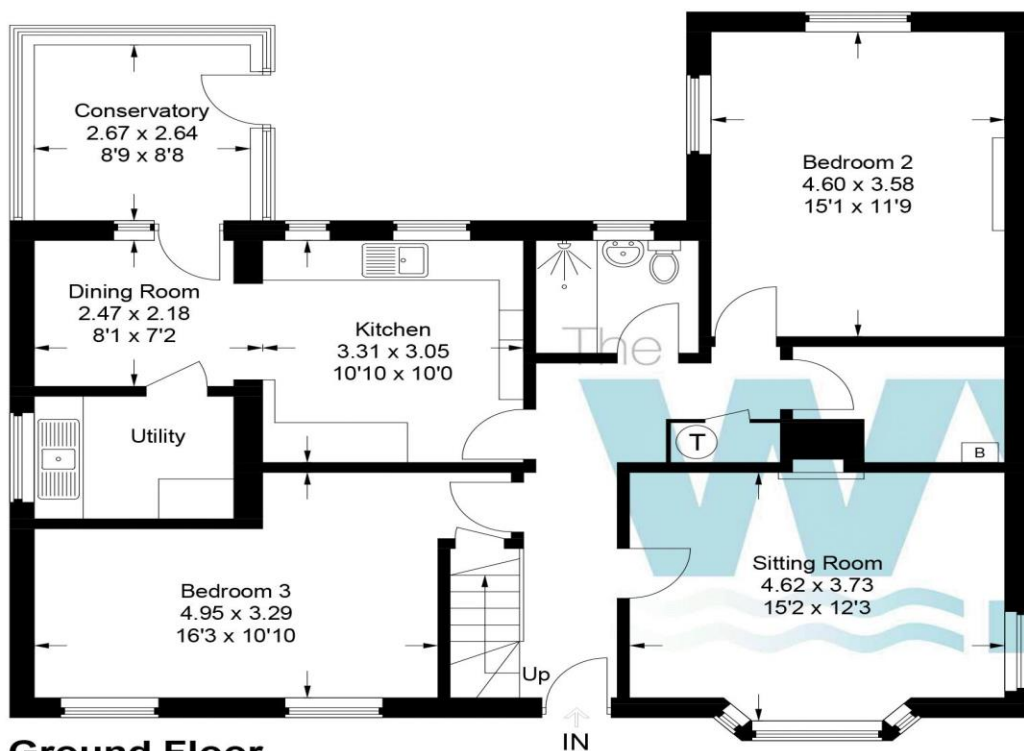
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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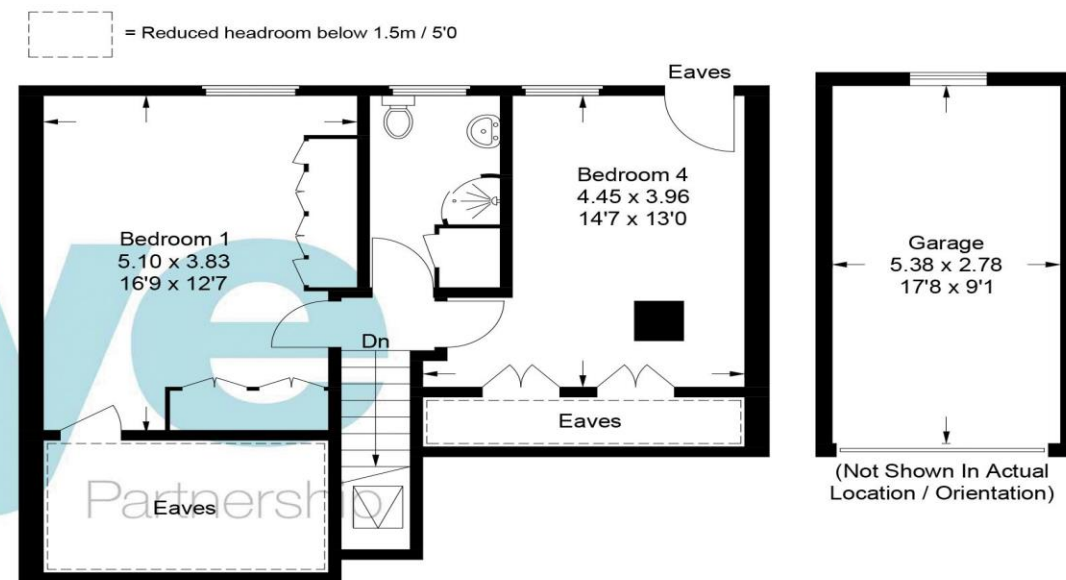


33 Vincents Way

Approximate Gross Internal Area
 Ground Floor = 102.2 sq m / 1,100 sq ft
 First Floor = 53.8 sq m / 579 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 171.1 sq m / 1,841 sq ft



Ground Floor



First Floor

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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