



The Wye Partnership Naphill

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13 Moseley Road

Naphill, High Wycombe

- Two bedroom semi-detached chalet bungalow
- Large gravel driveway with parking for several cars
- Wonderful, level rear garden adjoining woodland
- Two double bedrooms, sitting room overlooking garden
- Additional sitting room/snug/bedroom three
- Kitchen and utility room
- Potential and space to extend subject to planning consents

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. ***** 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) Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Naphill, High Wycombe

Well presented and much loved two bedroom semi-detached chalet bungalow. Ideally located in an enviable cul-de-sac setting bordering woodland and Naphill Common

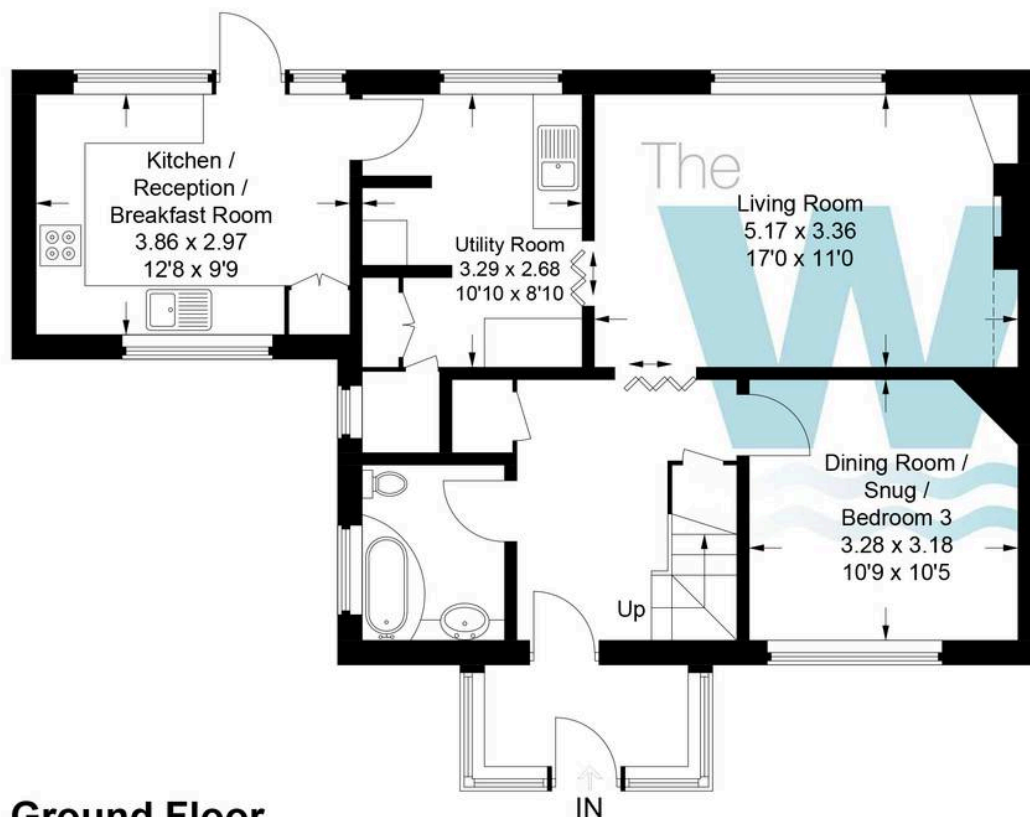
This charming two-bedroom semi-detached chalet bungalow offers a welcoming blend of comfort and potential, nestled in a sought-after residential location. The property features a spacious sitting room with delightful views over the rear garden, complemented by a versatile additional reception room that may serve as a snug or a third bedroom. The kitchen is thoughtfully arranged, offering ample storage and workspace, and is accompanied by a practical utility room. Both bedrooms are doubles, providing generous accommodation and come with Sharps built in triple wardrobes and additional eaves storage. The bathroom comprises a three piece suite including corner bath with shower over. With scope for extension (subject to planning consents), this home presents an excellent opportunity to tailor the space to suit your needs. The property is timber framed.

To the front, a large gravel driveway provides parking for several cars and creates a strong sense of arrival. The rear garden is wonderfully level and backs directly onto tranquil woodland, offering privacy and a picturesque outlook. The garden is mainly laid to lawn, framed by mature shrubs and fencing, making it ideal for outdoor entertaining or relaxing in seclusion. The property's exterior is enhanced by well-maintained pathways and a sense of open space, all within a peaceful setting that combines the benefits of countryside living with practical amenities.

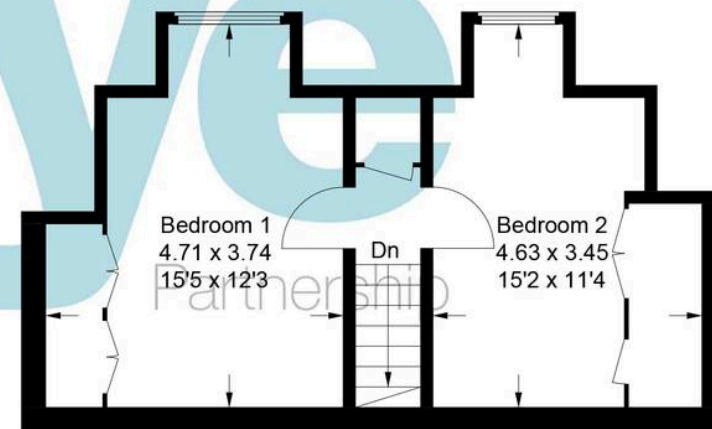


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Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 30.8 sq m / 331 sq ft
Total = 100.7 sq m / 1,083 sq ft



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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Guide Price £500,000