



Keegan White
ESTATE AGENTS

Tall Trees | £775,000



Features

- Immaculately Presented
- Open Plan Kitchen/Dining/Living Area
- 4 Bedrooms - 2 Bathrooms
- Garage
- Enclosed Garden
- No Onward Chain

The front door opens into an entrance porch that leads into the entrance hall which has an understairs storage cupboard and stairs leading to the first floor. There is a downstairs cloakroom with low level WC, vanity basin set into storage unit and part tiled walls. The lounge is front facing with a feature fireplace and gas fire inset. A superb kitchen/dining/living area with bi-fold doors leading to the rear garden is complemented with a separate utility room. The kitchen is well fitted with a range of wall and floor units, Bosch 1 1/2 oven and eye level microwave, electric hob, integrated dishwasher, fridge freezer and wine fridge. A breakfast bar separates the kitchen from the dining/living area. There is a door leading to a utility room with plumbing for washing machine and further cupboards and worktop as

well as access to side of property. To the first floor the landing has an airing cupboard and provides access to the family bathroom comprising low level WC, pedestal basin, bath with shower over, part tiled walls and heated towel rail. There are four bedrooms, with three of them having built in wardrobes and the master bedroom benefiting from having an ensuite shower room.

Externally, to the front is the block paved driveway that provides off road parking for several cars and the garage that has an up and over door. there is side access to the rear garden that is a particular feature and has a patio area for outside dining, lawn, a covered seating area, with shrubs and fencing to boards.



Louches Lane is a sought after residential area that comprises predominantly of detached family homes of varying designs. Located in Naphill, a typical village in the Chiltern Hills, the property is surrounded by countryside that is designated as an area of outstanding natural beauty (AONB). The village amenities are ideal for day to day living and includes local shopping, pubs, a community centre, and a car service station. the village has its own primary school that has a good Ofsted rating and a number of secondary and Grammar Schools are within catchment. Naphill has three towns within

a six mile drive, High Wycombe, Princes Risborough and Great Missenden, and each offer a greater range of facilities including supermarkets, leisure centres and mainline railway stations that provide easy access into London Marylebone.

Additional Information:

EPC Rating; D(65)

Council Tax Band E Pet Friendly, subject to agreement





Ground Floor



Floor 1

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