



Estate Agents
Hurst

90 Main Road, Naphill, Buckinghamshire, HP14 4QA
£500,000

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Hurst are pleased to offer to the market a unique opportunity to acquire this 1950's, two/three bedroom detached bungalow that requires complete redecoration and modernisation throughout and that sits on a level plot and would appear to lend itself for expansion (subject to obtaining the relevant planning permission). The property is located in the popular village of Naphill and is just a short walk of all local amenities and public transport links including bus routes to High Wycombe & Princes Risborough. This versatile bungalow really could make a wonderful family home with some modernisation and reconfiguration of the current layout, or for those looking to down size and have all accommodation on one, ground floor level, which is rare to find these days. The accommodation includes; Entrance hall, kitchen/breakfast room, sitting/dining room, bathroom two double bedrooms to the ground floor and a study / bedroom three to the first floor. The property also benefits from gas central heating, double glazing, detached garage, driveway parking for several vehicles, enclosed front garden and rear gardens which provide a secluded feel and overlook the Common. The property also benefits from cavity wall installation in 2012 and the loft space opposite bedroom three is partly boarded. For those looking to commute to London this property offers excellent access to the M40 as well as having Saunderton, Risborough and High Wycombe train stations all in close proximity, offering a direct service into London Marylebone. An internal viewing is highly recommended and the bungalow is offered to the market with no onward chain.



**THREE BEDROOM DETACHED BUNGALOW
IN NEED OF COMPELTE MODERNISATION
POTENTIAL FOR EXPANSION STPP
NO ONWARD CHAIN
DETACHED GARAGE AND DRIVEWAY PARKING
CENTRAL VILLAGE LOCATION
GAS CENTRAL HEATING
EARLY VIEWING ADVISED
OVERLOOKING THE COMMON
CAVITY WALL INSTALLATION**



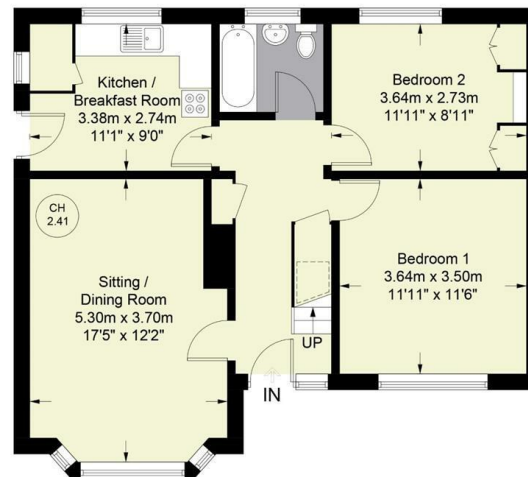


Main Road

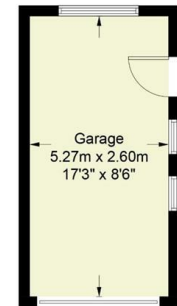
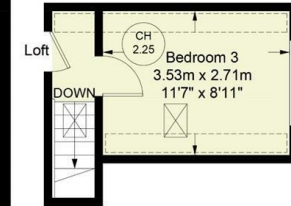
Approximate Gross Internal Area
 Ground Floor = 718 sq ft / 66.7 sq m
 First Floor = 136 sq ft / 12.6 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 1000 sq ft / 92.9 sq m



= Reduced headroom below 1.5m / 5'0"



CH 2.41 = Ceiling Height



(Not Shown In Actual Location / Orientation)

GROUND FLOOR

FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hursts
 Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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