



Main Road, Naphill - HP14 4QD

OIEO £700,000

 **TIM RUSS**
& Company



Main Road

Naphill

- Four Bedroom Extended Detached House
- Very Large Rear Garden
- Excellent Village Location
- Generous Kitchen/Breakfast Room
- 25ft Living Room
- Dining Room
- Cloakroom and Family Bathroom
- Complete Onward Chain



Main Road

Naphill

Ideally situated within an excellent village location is this extended four bedroom detached family home which offers already great family living space but with the potential to convert the particularly large attached garage/workshop (subject to any consents).

This attractive looking hoe features spacious accommodation comprising dining room a 25ft living room with patio doors to the garden. The Kitchen/breakfast room has a door to the cloakroom and internal door to the garage/workshop.

To the first floor can be found the four bedrooms and family bathroom.

Outside, the driveway provides parking for several vehicles with access to the large kitchen/workshop. The rear garden is a particular feature as it is a generous size with mature trees and offers a good degree of privacy.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Approximate Gross Internal Area
 Ground Floor = 108.7 sq m / 1170 sq ft
 First Floor = 63.6 sq m / 684 sq ft
 Total = 172.3 sq m / 1854 sq ft
 (Including Garage)

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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