



1 Woodlands Drive

Naphill, High Wycombe

- Well-presented and maintained detached house.
- Three bedrooms.
- Light, bright living/dining room leading to conservatory.
- Kitchen with integrated appliances.
- Refitted bathroom.
- Single garage and driveway parking.
- No Onward Chain

Naphill and Walters Ash are two attractive villages between High Wycombe and Princes Risborough, offering a range of everyday amenities including a Post Office, mini-market, salon, village hall with playing field, coffee shop and pub. Nearby High Wycombe and Princes Risborough provide broader shopping, leisure facilities and mainline rail links to London, with easy access to the M40 at Junction 4. The villages are surrounded by Chilterns countryside, with numerous walks and bridleways through outstanding beech woodland and the AONB.

**** School Catchments *** Primary - Naphill and Walters Ash School. Boys' Grammar- The Royal Grammar School. John Hampden and Aylesbury Grammars. Girls Grammar- Wycombe and Aylesbury High Schools. Mixed Grammar- Sir Henry Floyd Grammar. Upper School- Princes Risborough School*

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Naphill, High Wycombe

A well-maintained, clean and tidy, three bedroom, detached house on a corner plot overlooking a central green. No Onward Chain.

A well-presented house on a corner plot with a brick-paved driveway, lawned front garden and single garage with up-and-over door. A covered, side passage connects the front to the rear.

The entrance hall has stairs to the first floor and leads to the kitchen, cloakroom and sitting room. The kitchen is fitted with white wood-effect units, Neff double oven, hob and integrated dishwasher, with space for a fridge/freezer. The cloakroom has tiled walls, a vanity unit, boiler and plumbing for a washing machine.

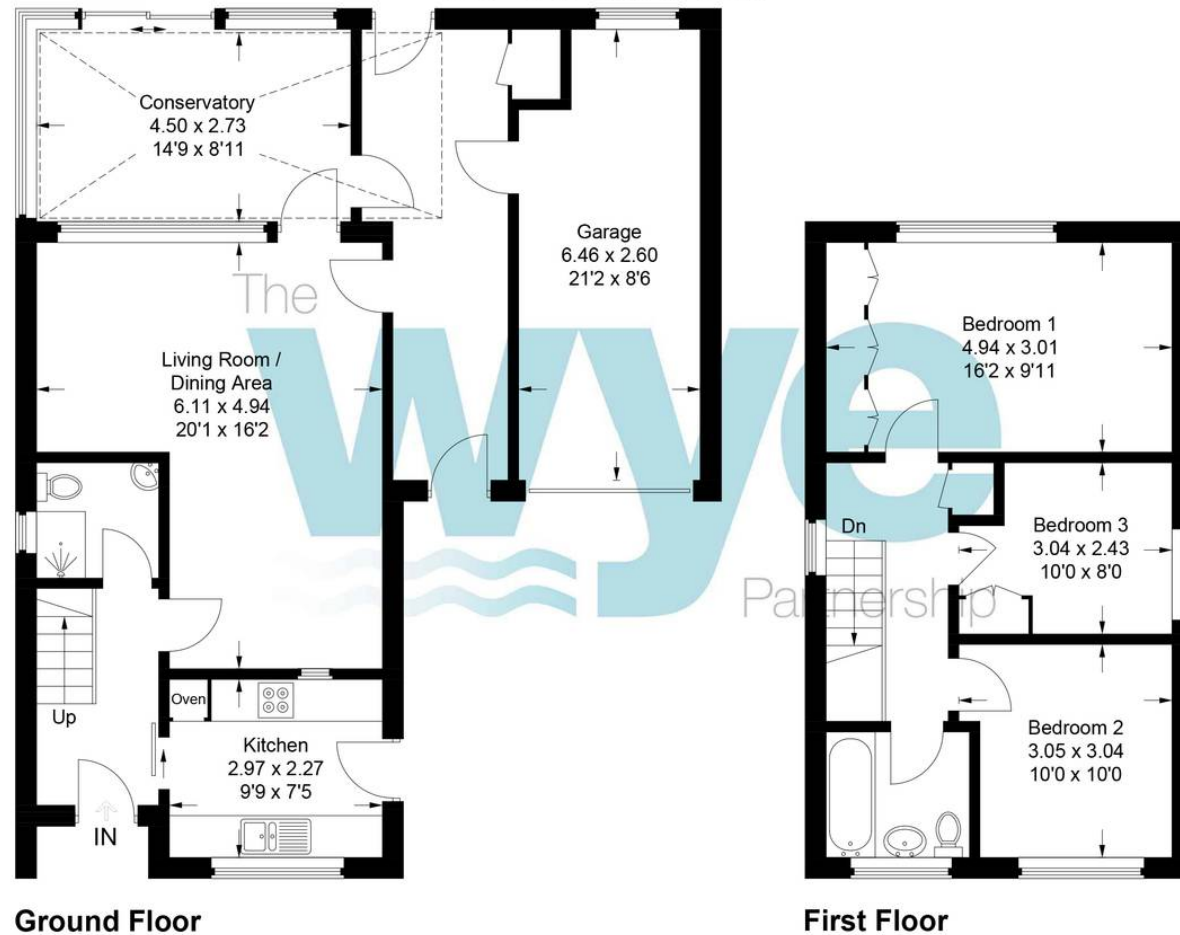
There is lounge/ dining room with the dining area, (with a hatch to the kitchen and side window) leading to the living room. A large window and French door lead into the conservatory, with sealed unit windows and doors to the garden. The garden wraps around two sides of the house and is mainly laid to lawn with mature shrubs and flower borders.

There are three, first-floor bedrooms. The rear-facing principal bedroom runs across the width of the house and has fitted wardrobes and views over the garden. Bedroom two is a double with front aspect, while bedroom three is a small double with side aspect and built-in wardrobes.



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Approximate Gross Internal Area
Ground Floor = 87.4 sq m / 941 sq ft
First Floor = 43.6 sq m / 469 sq ft
Total = 131.0 sq m / 1,410 sq ft



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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