





Features

- Semi-detached Cottage
- 2 Bedrooms
- Master Ensuite
- Well Presented
- Garden & Parking
- Village Location

A well-presented 2 double bedoomed semi-detached cottage in a sought-after village location with gated access to Naphill Common and woodland just a stone's throw away. The front door opens into the entrance hallway with a cloakroom off to the left. The space opens up to the dining area and the fitted kitchen which has a good amount of base and eye-level units, integrated fridge freezer, double oven, gas hob and stainless-steel sink set underneath the window which has a front aspect. The living room is positioned at the back of the property enjoying patio doors which open out to the garden. The master bedroom is at the top of the stairs and benefits

from two fitted wardrobes, dual windows with a rear aspect and a shower en-suite. The second bedroom is also a double bedroom with front aspect and serviced by the family bathroom. The bathroom comprises a white three-piece suite and heated towel radiator. There is an airing cupboard on the landing and loft access hatch with pull down ladder and is partially boarded. Externally, the private rear enclosed garden is laid predominantly to lawn and has a new decking area at the end. A side gate takes you from the garden to the property's allocated parking for two cars.



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This lovely semi-detached cottage is located within a cul-de-sac at the centre of the Chiltern village of Naphill a stone's throw from Naphill Common which offers country walks through 175 acres of ancient woodland. Naphill is a village surrounded by areas of greenbelt and an area of outstanding natural beauty typical of the Chiltern Hills. The village amenities are ideal for day-to-day living and include shops, public houses and a village hall. The towns of High Wycombe and Princes Risborough are in opposing directions and offer a greater range of facilities including supermarkets, leisure centres and mainline railway

stations which provide easy access into London Marylebone. Buckinghamshire has an excellent reputation for education and many people move to the area to be within catchment areas for grammar schools.

Additional details to be verified by a solicitor: EPC Rating C Council Tax Band C



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APPROX. GROSS INTERNAL FLOOR AREA 68 SQ M / 732 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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