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Tall Trees | Monthly Rental Of £2,800



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## Features

- Immaculately Presented
- Open Plan Kitchen/Dining/Living Area
- 4 Bedrooms - 2 Bathrooms
- Garage
- Enclosed Garden
- Pet Friendly Subject to Agreement

An immaculately presented 4 bedroom detached family home occupying an enviable location in the village of Naphill and offering well proportioned accommodation. Approached by a block paved driveway the entrance porch opens 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 particular feature of the property is the kitchen/dining/living area with bifold doors leading to the rear garden. 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. The master bedroom has fitted wardrobes and an ensuite shower room. Bedrooms 2 and 3 both have fitted wardrobes and bedroom 4 benefits from a front aspect.



The garden to the rear of the property is a particular feature being immaculately presented with patio area, lawn, shrub borders and covered seating area. To the side of the property is another paved area with access to the front. The driveway provides off road parking for several cars and leads to the garage with up and over door. Additional details to be verified by a solicitor: EPC Rating C Council Tax Band C

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 community centre. The towns of High Wycombe and Princes Risborough are in opposing directions and offer a greater range of facilities including supermarkets, leisure facilities 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.

Tenancy Information:

EPC Rating; D(65)

Council Tax Band E

No tenant fees.

Holding monies at 1 week's rent - £646

Security deposit at 5 week's rent - £3,230

Full Referencing Required

Pet Friendly, subject to agreement

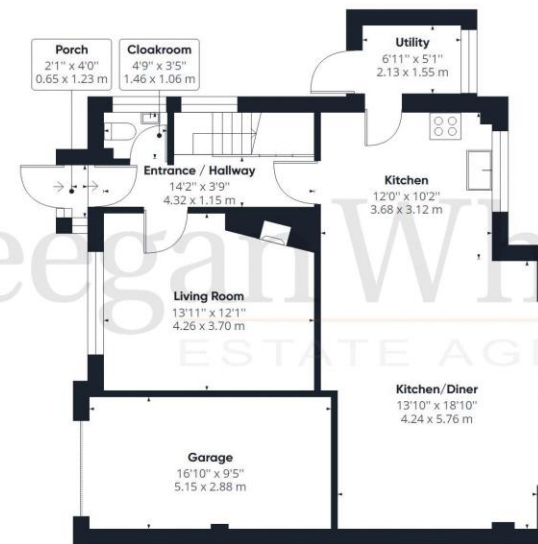




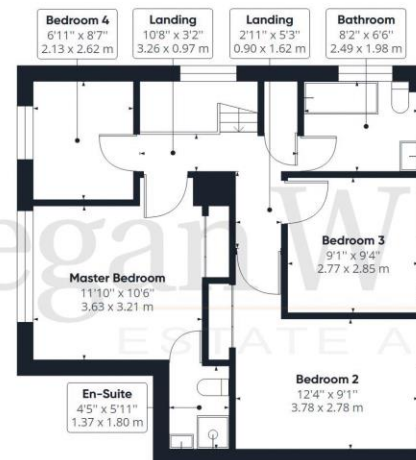
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Ground Floor



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