



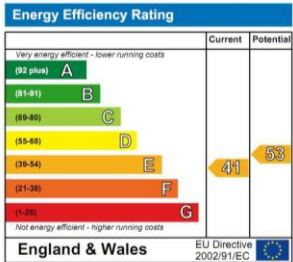
10 Vincents Way, Naphill, Buckinghamshire HP14 4RA

A beautifully presented 4 bedroom chalet property offering flexible, spacious and contemporary styled accommodation, with direct access onto The Crick at the rear.

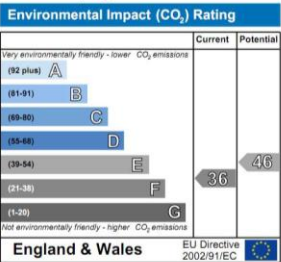
Occupying a highly sought after cul-de-sac location within the centre of the popular Chiltern village, this cleverly extended attached chalet property offers flexible, spacious and contemporary styled living space all presented in beautiful order. The 4 bedroom accommodation features a central hub, being the kitchen/ dining/ breakfast room which in turn flows through to the main reception room. Bi-fold doors allow access into the rear garden, which incorporates an oak framed seating area and separate home office plus a garden store. The garden has direct gated access onto the crick at the rear, whilst the wonderful Naphill Common is a short stroll away. An early inspection is essential.

The property will appeal to a broad range of prospective purchasers, from families to applicants requiring great ground floor space, with guest accommodation on the first floor.

Price.....£599,950..... Freehold



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



AMENITIES

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, active village hall with adjoining playing field, coffee shop, public house, beauty salon, hairdressers, excellent schooling and bus service linking High Wycombe to Aylesbury. There are numerous country walks and bridleways through the areas famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

DIRECTIONS

From our office in Naphill proceed along Main Road towards Hughenden Valley. Turn right into Downley Road and left into Vincents Way. The property to be sold can be found on the left hand side.

APPROXIMATE DISTANCES

High Wycombe 3 miles, Princes Risborough 4 miles, Saunderton Station 3 miles, Great Missenden 6 miles.

ADDITIONAL INFORMATION

Gas fired central heating, replacement double glazing, mains drains. The Local Authority is Wycombe District Council. E.P.C. Band D.

MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

TO ARRANGE A VIEWING CONTACT

Wye Country, 129 Main Road, Naphill, Buckinghamshire HP14 4SA

01494 565 555

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