



Lyndale Downley Road Naphill Buckinghamshire HP14 4QY

A sympathetically extended, well-presented 1930's four double bedroomed semi-detached property located in a quiet semi-rural location a stone's throw from Naphill Common but close to local amenities and excellent schools.

Entrance Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Cloak room with shower | Conservatory | Master Bedroom en-suite | Three further double bedrooms | Family bathroom | Integral Garage | Front Garden with Driveway Parking | Rear garden with access to local park

This delightful property is situated in a quiet, sought after no-through road leading to Naphill Common with its numerous woodland tracks and trails and close to local amenities, local transport links and excellent schooling. It offers flexible, family sized accommodation and an enclosed rear garden backing onto the local park. The property has been sympathetically extended by the current owners to a high standard and is offered with no onward chain.

The ground floor offers two reception rooms both with feature fireplaces, the rear of which allows access to a conservatory with views across the garden. The bright, airy kitchen is fitted with a range of pine base and wall units with space for the usual appliances. Leading from the kitchen there is a utility room and downstairs WC with shower.

Upstairs there are four double bedrooms one of which has an ensuite shower room and the modern family bathroom.

The rear garden has a large patio area, ideal for entertaining, with outside sockets for patio heaters. The remainder of the garden is laid mainly to lawn and a gate allows direct access to the park known locally as "The Crick" with its tea room and village hall.

To the front there is driveway parking for several vehicles.

DIRECTIONS

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

PRICE £775,000 Freehold



AMENITIES

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including a Post Office, mini-market, beauty/hair salon, an active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 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).

SCHOOL CATCHMENT (2021/22)

Naphill and Walter's Ash Junior School
Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury Girls' Grammar; Wycombe High School, Aylesbury High
Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough
(We advise checking with the individual school for accuracy and availability)

ADDITIONAL INFORMATION

Council Tax Band E | EPC Band D

MORTGAGE

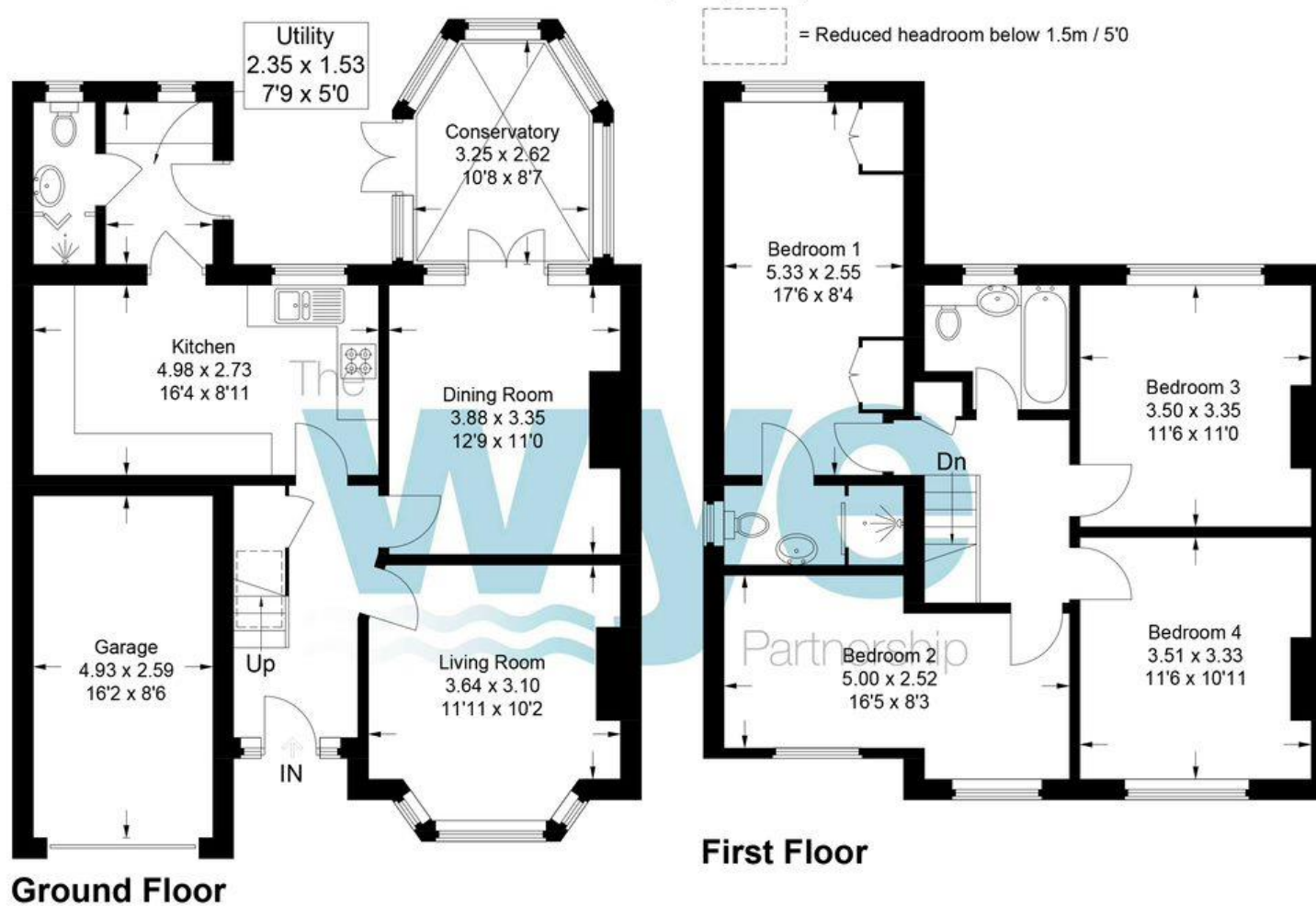
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Lyndale, Downley Road

Approximate Gross Internal Area
 Ground Floor = 63.9 sq m / 688 sq ft
 First Floor = 66.4 sq m / 715 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 143.4 sq m / 1,544 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.