



4 BRAESIDE NAPHILL BUCKINGHAMSHIRE HP14 4RY

A lovely spacious four-bedroom, two bathroom, semi-detached house occupying a sought after location, close to Naphill Common, village amenities and excellent schooling.

Entrance Hall | Cloakroom | Sitting Room | Kitchen/Dining Room | Conservatory | Master Bedroom with Ensuite Shower Room | Three further Bedrooms | Family Bathroom | Garage & Driveway parking | Front and rear gardens

This delightful home was built approximately 16 years' ago and is offered in a 'move-in' condition. It is situated in a sought after cul-de-sac location on a private road, close to Naphill Common famed for its oak and beech woodland, in an Area of Outstanding Natural Beauty.

The bright and airy sitting room is to the front of the property with double doors opening into the dining area. The kitchen has a view of the rear garden and is fitted with a range of light wood effect base and wall units with a built-in cooker and fridge/freezer. A breakfast bar separates the food preparation and eating areas with space and plumbing below for a washing machine.

The conservatory provides an informal, relaxing seating area with access to the patio and the secluded garden. There is a useful cloakroom off the hallway.

Stairs from the hallway lead to the first floor, where you will find two double bedrooms, one with an en-suite shower room and a further single bedroom. Additionally there is a family bathroom. A further staircase leads to a large bedroom on the second floor

The enclosed rear garden has a patio area adjacent to the house and is laid mainly to lawn with mature shrubs.

There is a garage and a driveway providing additional parking.

PRICE £547,500 Freehold



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 computer 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).

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 C

DIRECTIONS

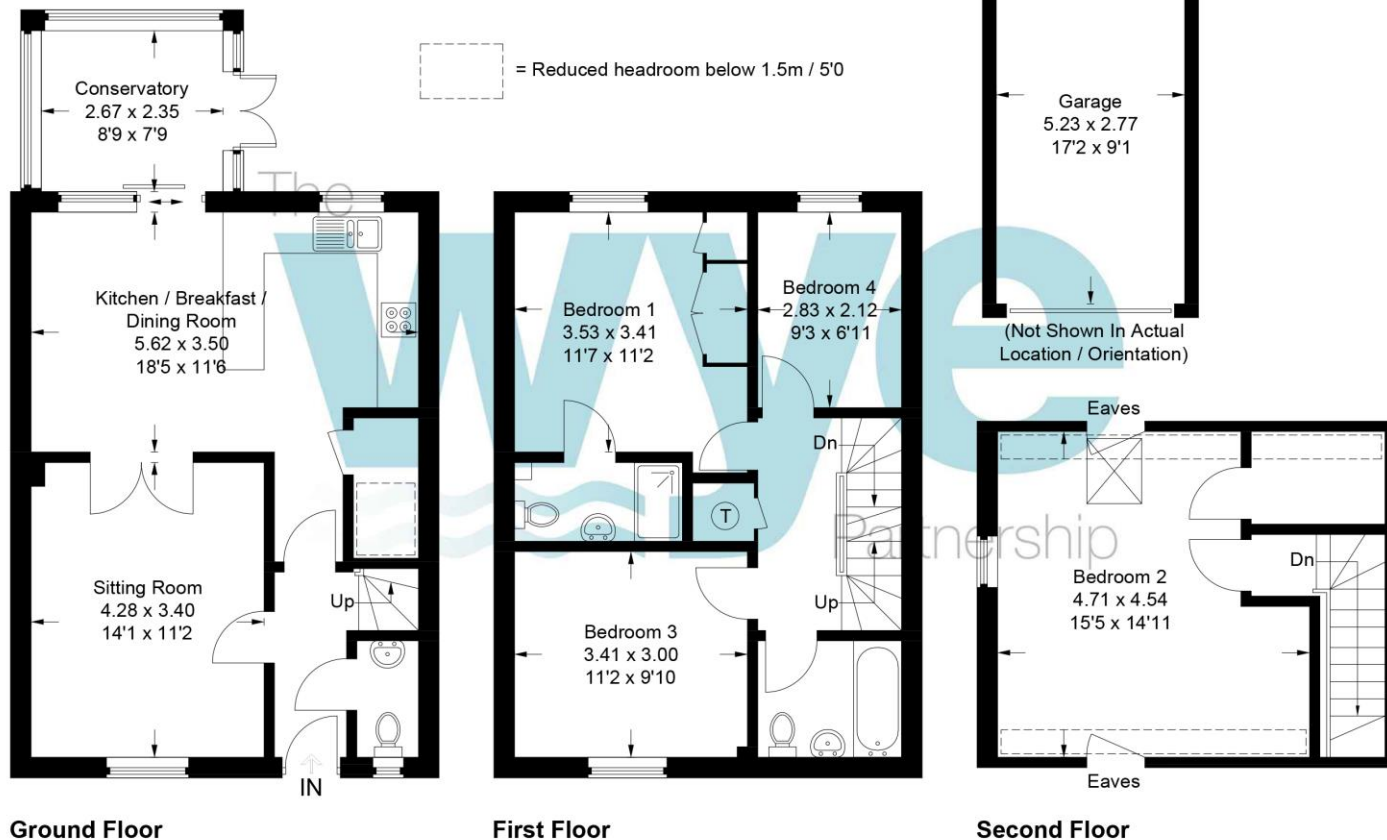
From our Naphill office proceed along the Main Road towards Hughenden Valley, take the turning right into Chapel Lane, then immediately left into Lacey Drive, then left again into Braeside, where the property is situated on the left hand side as indicated by our Wye Partnership sales board.

Whilst we endeavour 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.



4 Braeside

Approximate Gross Internal Area
 Ground Floor = 52.3 sq m / 563 sq ft
 First Floor = 44.9 sq m / 483 sq ft
 Second Floor = 27.1 sq m / 292 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 138.7 sq m / 1,493 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.