



31 Vincents Way Naphill Buckinghamshire HP14 4RA

A two-bedroom, semi-detached bungalow in need of complete refurbishment and renovation situated in a quiet sought after cul-de-sac. It is a stone's throw from Naphill Common famed for its oak and beech woodland and close to local amenities with good local transport links.

Entrance Hall | Sitting Room | Kitchen | Two bedrooms | Bathroom | South facing rear garden | Detached Garage | Front Garden with Driveway Parking

An opportunity to purchase a two bedroom bungalow in need of complete refurbishment and renovation. The property also offers the new owner the chance to extend as similar properties in the road have done (SSTP). The property is being sold with no onward chain.

The bungalow offers a cosy sitting room to the rear of the property with a feature gas fire and doors to the lean-to conservatory. The kitchen has a rear aspect and is fitted with a range of wall and base units with space for appliances. There is also a door that leads into a conservatory/lean-to which opens out to the sunny garden.

Parquet flooring runs throughout the property. The two double bedrooms are located to the front of the property. The bathroom has a bath with shower over.

The property boasts a good sized south facing rear garden laid mainly to lawn with two gardens sheds. The front garden is laid to lawn with a driveway offering ample parking and access to the detached garage.

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.

PRICE £475,000 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 D | EPC Band TBA

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.

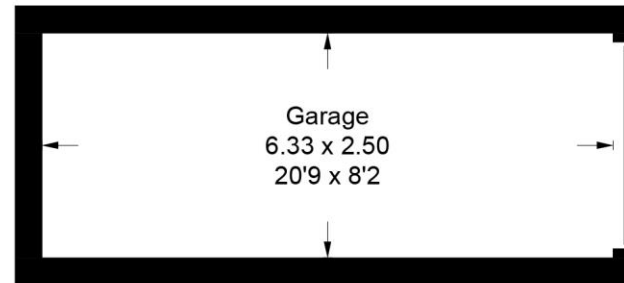


31 Vincent way

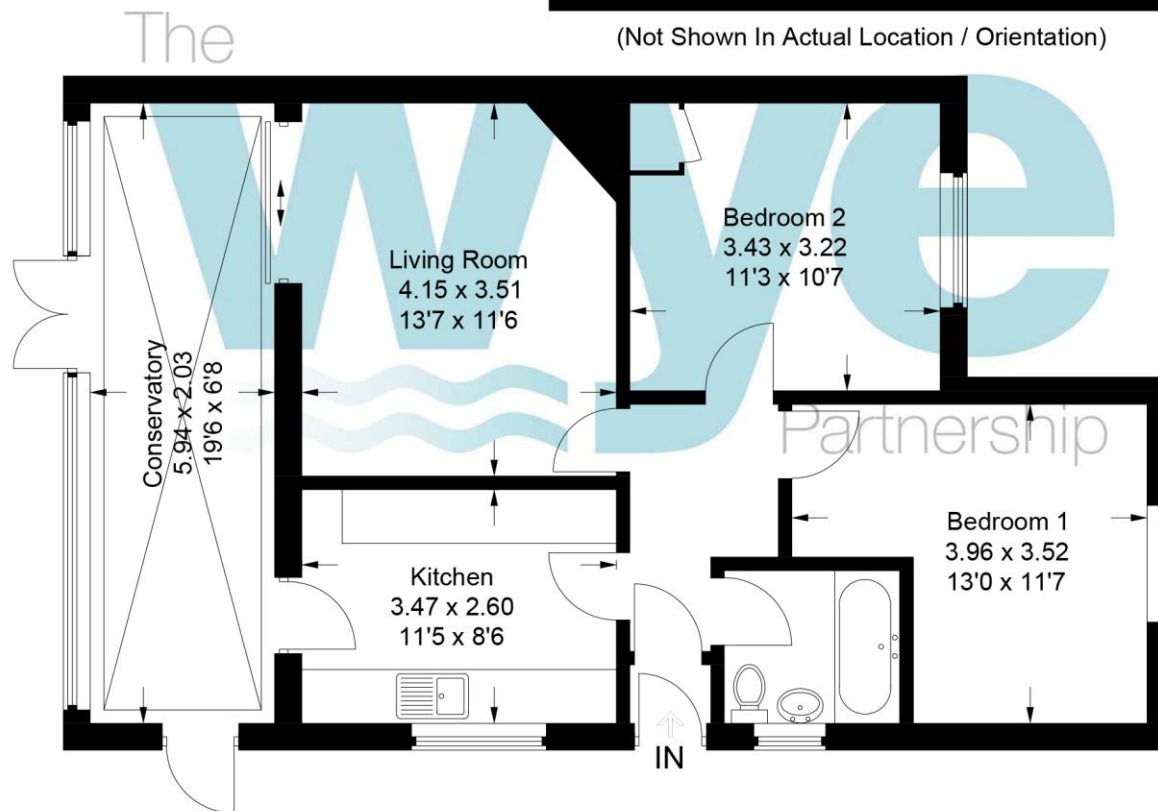
Approximate Gross Internal Area = 73.8 sq m / 794 sq ft

Garage = 15.9 sq m / 171 sq ft

Total = 89.7 sq m / 965 sq ft



(Not Shown In Actual Location / Orientation)



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.