



Chiasso 4 Laurel Drive Naphill Buckinghamshire HP14 4RD

A beautifully presented, three bedroom, detached bungalow situated in a peaceful cul-de-sac location off of a country lane, yet close to village amenities with wonderful countryside walks from your doorstep. No onward chain.

Entrance hall | Sitting/dining room | Kitchen | Utility room | Shower room | Three bedrooms | Integral garage | Driveway parking | Private front and rear gardens

This very smart, three bedroom bungalow is quietly situated off a country lane joining the villages of Naphill and Hughenden Valley. This peaceful location offers country living with the benefit of being close to village amenities and an excellent bus route between the towns of High Wycombe and Aylesbury.

The property has been extremely well maintained and is presented in “walk-in” condition. The kitchen is well fitted in a range of light coloured wood units with complementary worksurfaces, integrated appliances and a door for side access. In addition, there is a utility room with a sink, fitted cupboards, worksurfaces and plumbing for the usual white goods.

The sitting room is a good size and is light and bright with large windows and double doors out onto the patio and garden beyond. A fireplace acts as a focal point and there is ample space for a table and chairs if required. There are three double bedrooms with the master benefiting from a range of built-in wardrobes. The owner currently uses one of the bedrooms as a dining room. The spacious bathroom offers a large walk-in shower, along with a modern suite set into a vanity unit providing useful storage.

There is potential to convert the loft, subject to the necessary permissions, as similar properties have done.

To the front there is driveway parking and access to the integral garage. Side access leads round to the rear garden which is westerly facing, mostly laid to lawn with flower borders and a good size patio, sheltered from the summer sun by an electric awning.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Hughenden Valley, turning left into Stocking Lane. Take the first left into Laurel Drive, indicated by our For Sale board, and Number 4 is on the right.

PRICE £550,000 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 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).



SCHOOL CATCHMENT (2020/21)

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 F
EPC Band Awaited

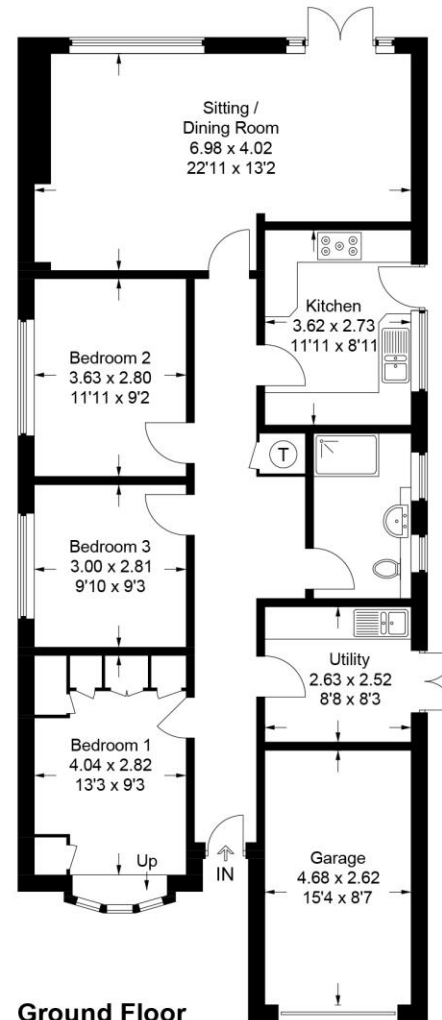
MORTGAGE

Contact your local Wye 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.



Approximate Gross Internal Area
98.1 sq m / 1,056 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 110.8 sq m / 1,193 sq ft



Ground Floor

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.