



Maple Lea   Pursells Meadow   Naphill   Buckinghamshire   HP14 4SG



*A rare opportunity to purchase a three bedroom, detached chalet bungalow in need of updating and modernisation, situated within the heart of the sought after Chiltern village of Naphill, in a quiet cul-de-sac close to the Common. No onward chain.*

Spacious entrance hall | Large sitting/dining Room | Kitchen/breakfast room | Utility room | Master bedroom with ensuite shower room | Further ground floor bedroom/reception | Bathroom | Additional first floor room | Integral garage | Driveway parking | Front and rear gardens

This detached chalet bungalow has been a much-loved family home for many years and, although clean, neat and tidy, now offers a new owner the opportunity to update and create a home to suit modern day living. It is situated close to all the local amenities and has excellent transport links to nearby High Wycombe and Princes Risborough.

The spacious entrance hall is light and airy with an understairs' storage cupboard and doors accessing the principle accommodation, including the bathroom. The master bedroom with ensuite shower room and the second bedroom/reception both have a front aspect whilst the sitting/dining room and kitchen overlook the rear garden. The sitting room is a good size with sliding doors onto the patio and gardens beyond. The kitchen is large enough to accommodate a table and chairs and leads through to the utility room, with plumbing and space for additional appliances and a door to the garden. The bathroom is fitted with a white suite with a glazed window to the side.

Upstairs there is a double aspect room which could be used for a variety of purposes.

The rear garden is private and enclosed being mainly laid to lawn with a patio area adjacent to the house. To the front, there is a single integral garage, ample parking and side access to the rear.

#### **DIRECTIONS**

From our office in Naphill, continue along Main Road in the direction of Walter's Ash and take the first turning left into Purssells Meadow. Maple Lea will be found on the left hand side, towards the far end.

**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

Girls' Grammar; Wycombe High School  
Upper/All Ability; Princes Risborough  
**(We advise checking with the individual school for accuracy and availability)**

## ADDITIONAL INFORMATION

Council Tax Band E

EPC Band E

## MORTGAGE

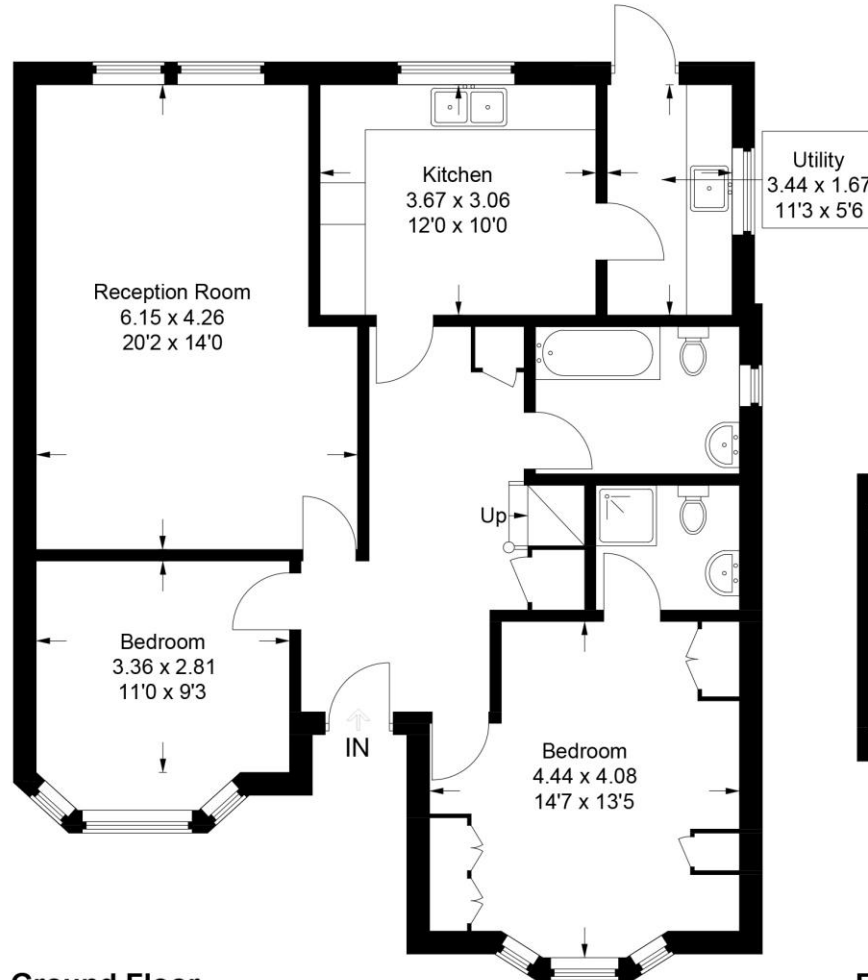
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

*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.*

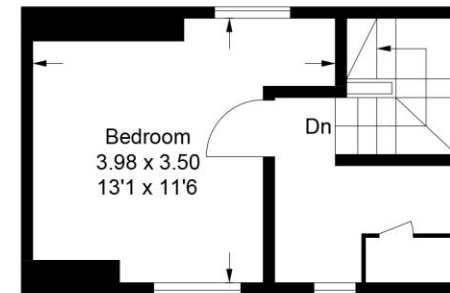




Approximate Gross Internal Area  
 Ground Floor = 93.4 sq m / 1,005 sq ft  
 First Floor = 19.6 sq m / 211 sq ft  
 Total Floor = 113.0 sq m / 1,216 sq ft



**Ground Floor**



**First 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.