



Sunrise

Stocking Lane, Naphill
Buckinghamshire HP14 4RE
Price oiro £420,000 Freehold

- Attractive Bay Fronted Semi-Detached House, Requiring Updating
- Non-Estate Location, Close To The Village Centre and Amenities
- Large Level Gardens, Wonderful Views, Garage and Driveway Parking
- Ample Room To Extend (subject to obtaining the required permissions)
- Popular Chiltern Village Location – NO ONWARD CHAIN



PROPERTY FACTS

Occupying a sought after non-estate location, this attractive bay fronted semi-detached house benefits from large gardens, rural views, a garage and driveway parking. The property requires updating and also offers enormous potential to en-large (subject to obtaining the required permissions). Whilst the property has a semi-rural location, the centre of Naphill village is just a short walk away offering excellent local amenities and a very regular bus service. An inspection is recommended - NO ONWARD CHAIN.

LOCATION FACTS

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, mini-market, florist, 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 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 found at High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles)

Overhung Porch

Outside light, double glazed front door to;

Entrance Hall

Stairs to the first floor, understairs cupboards, radiator, doors to all rooms.

Living Room

12' 2" x 12' 2" (3.71m x 3.71m)

A sunny main reception room having a bay window to the front aspect providing a rural outlook, T.V. point, fitted gas fire, radiator.

Kitchen/Diner

18' 5" x 10' 0" (5.61m x 3.05m)

Having a dual aspect to the side and rear, garden outlook, radiator, wall mounted gas fired boiler, sink unit, range of floor and wall mounted units and worktops, plumbing for a dishwasher, door to;

Conservatory

9' 0" x 7' 2" (2.74m x 2.18m)

uPVC double glazed construction, radiator, door to the rear garden.

Utility Room

7' 0" x 6' 0" (2.13m x 1.83m)

A useful room, ideal for storage.

First Floor Landing

Access to the loft space, window to the side aspect.

Bedroom 1

13' 3" x 10' 0" (4.04m x 3.05m)

Front aspect, twin windows, far reaching views, radiator, full range of built in wardrobes plus an additional cupboard over the stairs.

Bedroom 2

10' 0" x 9' 6" (3.05m x 2.89m)

Rear aspect, outlook over the garden, radiator, built in cupboard.

Bathroom

Comprising a suite of a panel bath, mixer and shower attachment, low level W.C. wash hand basin, airing cupboard, fully tiled walls, radiator, frosted window.

Garage

A detached single garage with an up and over door plus a personal door to the rear garden.

Gardens

The rear garden is a superb feature of the house being mainly laid to level lawn, sheds and greenhouse. The front is laid to lawn with ample driveway parking.

Further information

E.P.C. Band D

Mains water, electricity, drainage and gas central heating

DIRECTIONS

From our Naphill office proceed along the Main Road towards Hughenden Valley. Turn left into Stocking Lane and the property can be found on the left hand side.

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.