



32 Vincents Way, Naphill, Buckinghamshire, HP14 4RA

This extended two-bedroom, semi-detached bungalow is situated in a quiet sought after cul-de-sac. It backs on to the local nature reserve and is a stone's throw from Naphill Common with its extensive walks yet is close to village amenities and good local transport links.

Entrance hall | Sitting room | Dining room | Kitchen | 2 Bedrooms, one with a night cloakroom | Family bathroom | Garage | Driveway parking for 2-3 cars | Private rear garden | No Onward Chain

32 Vincents Way has been extended to create a good sized 2 bedroom bungalow. This peaceful location offers country living with the benefit of being close to village amenities and also an excellent bus route between the towns of High Wycombe, Princes Risborough and Aylesbury. The south facing rear garden backs on to the nature reserve and the nearby Naphill Common offers wonderful countryside walks.

The good sized sitting / dining room has a feature corner fireplace and views across the lovely sunny garden which can be accessed through the patio doors.

The kitchen is fitted with a range of cream wall and base units and has an integrated double oven, hob with extractor over and a double sink. There is space for a fridge/freezer and also for a table for casual eating. There is direct access to the garden and the driveway.

The bedrooms are to the front of the property. The principle bedroom has a night cloakroom comprising of a toilet and basin. The second bedroom has a built-in cupboard. The bathroom has been fitted with a white suite comprising of a toilet, basin, bidet and large separate shower.

The south facing rear garden is laid mainly to lawn with mature shrubs with a patio which benefits from a retractable sun awning. There is a garage, two sheds, and the driveway provides parking for 2-3 cars.

Price... £525,000

Freehold



LOCATION

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).

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 right hand side.

Additional Information

Council Tax band E / EPC band D

School Catchment

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)

MORTGAGE

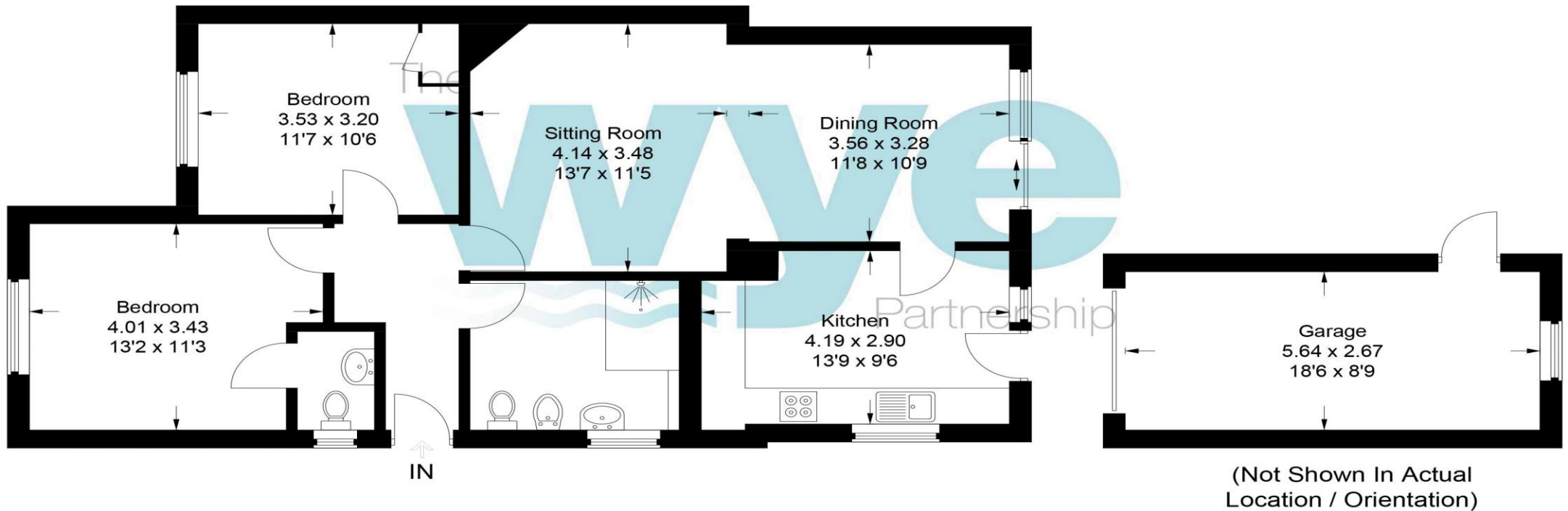
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



32 Vincents Way

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft
Garage = 15.1 sq m / 163 sq ft
Total = 96.9 sq m / 1043 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.

© CJ Property Marketing Ltd Produced for Wye Country

129 Main Road, Naphill, Bucks, HP14 4SA
01494 565 555
naphill@wyecountry.co.uk
wyecountry.co.uk

The **wye** Partnership