



62 Main Road, Naphill, High Wycombe, Buckinghamshire, HP14 4QB

Asking Price | £450,000

Property Features

- Semi detached cottage
- Two bedrooms
- Two reception rooms
- Fire places providing character and charm
- Detached Garage
- Extensive Rear Garden
- Backing onto fields
- Modern kitchen and bathroom
- No Onward Chain
- EPC 57 D / Council Tax Band D

Full Description

A semi detached cottage situated in a great position in the popular village of Naphill. The cottage is well presented and backs directly onto fields making the garden an ideal place to relax or entertain.

On the ground floor there are two reception rooms with feature fireplaces leading to a re-fitted kitchen and office room. On the first floor there are two bedrooms and a bathroom which provide great views over the garden and countryside.

For those who love their gardening, this could be perfect as the garden is a good size and provides a blank canvas for someone to make their mark.

To the front there is driveway parking with side access leading to a single garage.

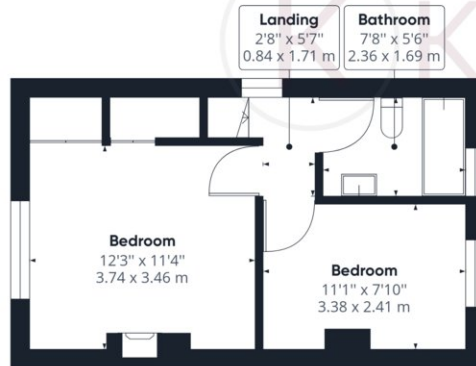
Naphill is a beautiful village surrounded by open countryside and offering excellent schooling, the perfect location to raise a family. The village amenities include the local Co-op, Londis, pubs, cafes, and restaurants. The village Hall sides on to the popular recreation ground and cricket pitch known locally as "The crick". The local primary school, Walter's Ash and Naphill Primary has a good reputation. High Wycombe is easily accessible offering the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a short commute to London Marylebone.



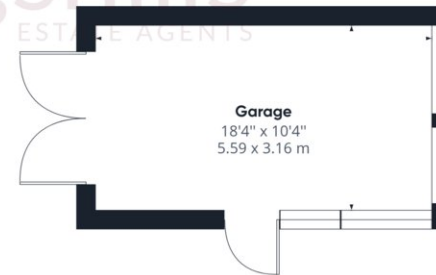




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

989.26 ft²
91.91 m²

Reduced headroom

5.69 ft²
0.53 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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