



bonners & babingtons

Braeside  
Naphill



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Naphill  
Buckinghamshire  
HP14 4RY

Offers Over - £550,000

An immaculately presented four bedroom semi-detached family home offering contemporary, open plan living throughout. The property is located down a private road within the sought after village of Naphill with excellent schools, amenities and local transport links close by.

The property accommodation comprises of the following, entrance hallway with downstairs cloakroom, good sized living room, modern open plan kitchen / diner flowing nicely through to the conservatory with French doors opening to the rear garden. The kitchen is modern and benefits from waist height and eye level units, built in appliances, breakfast bar and storage cupboard.

On the first floor you will find a master bedroom with ensuite shower room, second double bedroom, single bedroom and a modern family bathroom.

On the second floor there is a large double bedroom with eaves storage and storage cupboard.

To the rear, French doors from the brick built conservatory lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings.

To the front there is on street parking for two vehicles as well as a single garage with power and electric doors and a parking spot.

Other notable features include, mains gas central heating system and double glazed windows throughout.





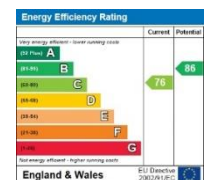


## Naphill Village

Naphill is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The village hall and Crick is at the heart of the village with its own pre school and various social groups. There is also the popular public house, The Wheel, and various local shops including a post office, convenience store and florist. Naphill is surrounded by open woodlands that lead on to the grounds of National Trust property at Hughenden Manor. There is a choice of primary schools in the area and for secondary education there are grammar schools in High Wycombe and a range of private schools including Pipers Corner for girls. The nearby town of High Wycombe offers a wide range of cultural, shopping and leisure facilities including a shopping centre, theatre, cinema and bowling alley

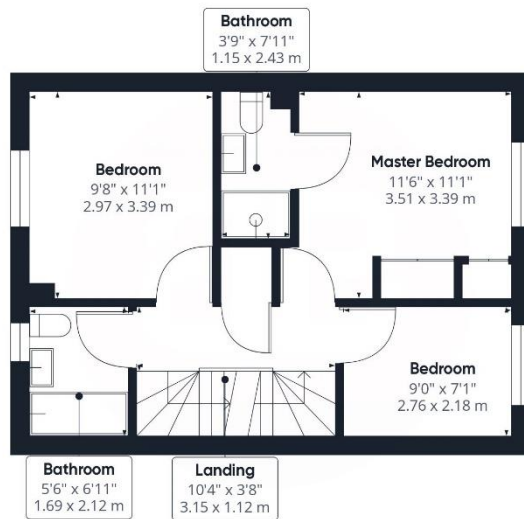
There is a Chiltern Line service from High Wycombe, Princes Risborough and Saunderton into London Marylebone (approx 30 mins+) or alternatively from Great Missenden (40 mins). A Metropolitan line tube service is available at Amersham. There are good links for the motorways at Junctions 4 and 5 of the M40 within easy reach.

## EPC RATING - C





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1395.98 ft<sup>2</sup>  
129.69 m<sup>2</sup>

**Reduced headroom**

69.67 ft<sup>2</sup>  
6.47 m<sup>2</sup>

(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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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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