



Wychwood, Chapel Lane, Naphill, High Wycombe, HP14 4RB £600,000 *Freehold*

Chalet Requiring Modernisation

- Three Double Bedrooms
- Separate Dining Room
- Conservatory
- No Upward Chain
- Downstairs Bathroom
- Upstairs Shower Room
- Nearby Walks & Woodland
- Driveway & Garage
- Modernisation Required
- EPC EER: E



What a fantastic opportunity. Nestled away in a very quiet position, just a stones throw from Naphill Common with it's amazing walks and wildlife is this detached chalet bungalow. The property requires modernisation throughout but presents the ideal opportunity for those looking for a project or wanting to set down roots in this highly desirable village.

An entrance porch leads into an entrance hall which gives access to a sitting room, separate dining room with conservatory, kitchen, barroom and a ground floor bedroom. Upstairs houses a shower room and two double bedrooms. Outside is a very private courtyard

rear garden and front garden with driveway leading to a single garage.

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including 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". And also has excellent bus service. There are numerous country walks and bridleways through the area's famed woodland, (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the market town of Princes Risborough is 5 miles away and High Wycombe lies 3 miles distant, and it is here that the commuter can join the M40 motorway.

Council Tax Band F
EPC EER: E

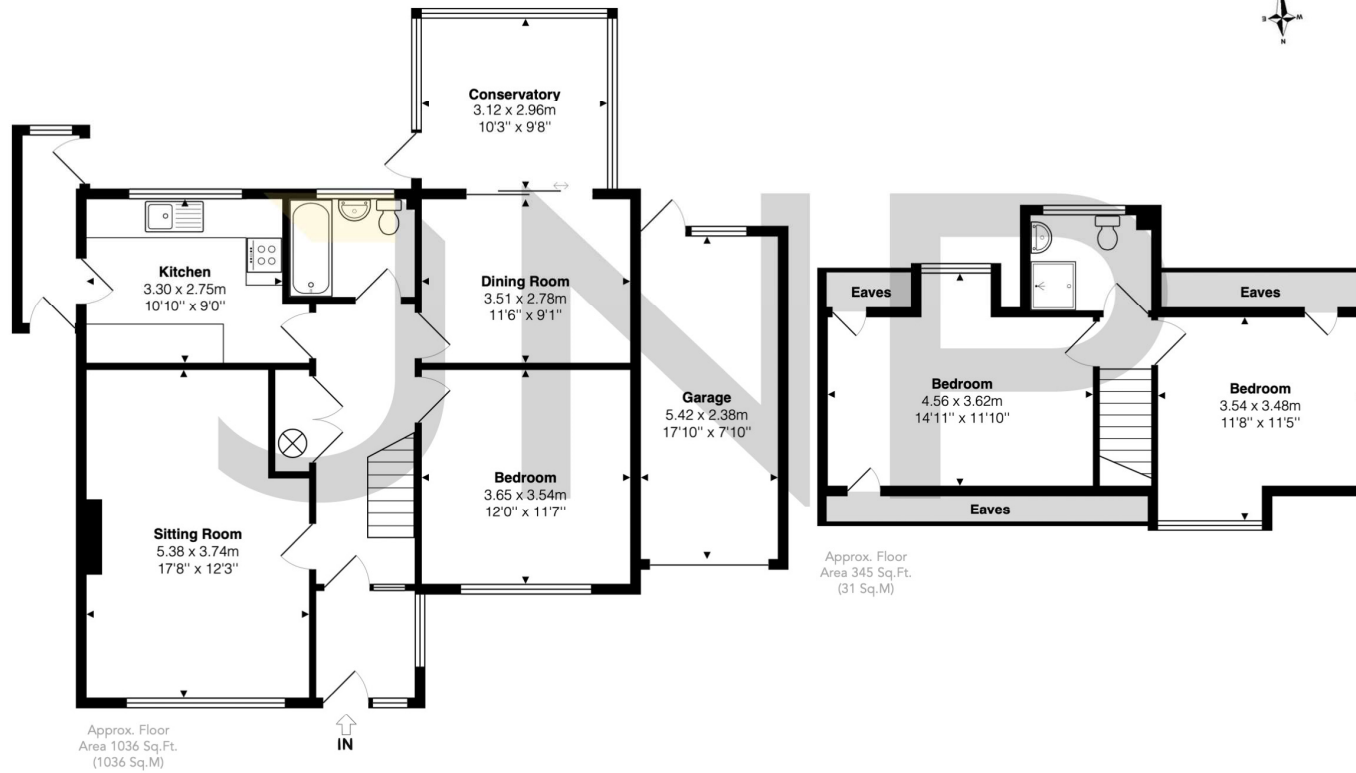
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.





The approximate total area for the elements of the property represented on the floorplan is 128 SqM (1382 Sq.Ft)

Chapel Lane, Naphill, Buckinghamshire, HP14 4RB

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Princes Risborough (JNP)
01844 345666
riz@jnp.co.uk

1 Market Square
Princes Risborough, Buckinghamshire, HP27
0AP



@JNPestateagents



@jnpestateagents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP.