



bonners & babingtons

Wilden Mews  
Naphill

# Wilden Mews Naphill Buckinghamshire HP14 4DQ

Offers Over - £475,000

A fantastic opportunity to acquire this beautifully presented, high specification two bedroom terraced home positioned within the highly sought after village of Naphill.

The property accommodation comprises of the following, a light and spacious, open plan kitchen / dining / living area with a downstairs cloakroom. The kitchen has been fitted to a high specification and benefits from waist height and eye level cupboards with built in lighting, solid quartz work surfaces, fitted appliances including a fridge / freezer, dishwasher, electric oven with gas hob and extractor fan as well as a breakfast bar.

The living area has bespoke a bespoke made TV unit which is fitted offering lots of storage and is ascetically pleasing to look at whilst sitting down and enjoying a movie. There are also Bi-fold doors which over out to the rear garden.

Upstairs you will find a landing linking to two good sized double bedrooms, both with built in wardrobes and another with views over looking the allotments to the rear. There is also a modern family bathroom with bath and over head shower.

Bi-fold doors from the living area lead you out to a private, sunny rear garden with patio area, perfect for socialising with friends and family during the summer months. There is also rear access leading to the car port where this is allocated parking for two cars. This is access via a secure electric gate which only residents can use.

To the front there is on street parking if required.

Other notable features include, mains gas central heating system (under floor heating downstairs via wet system, double glazed windows and loft storage space.





## Naphill Village

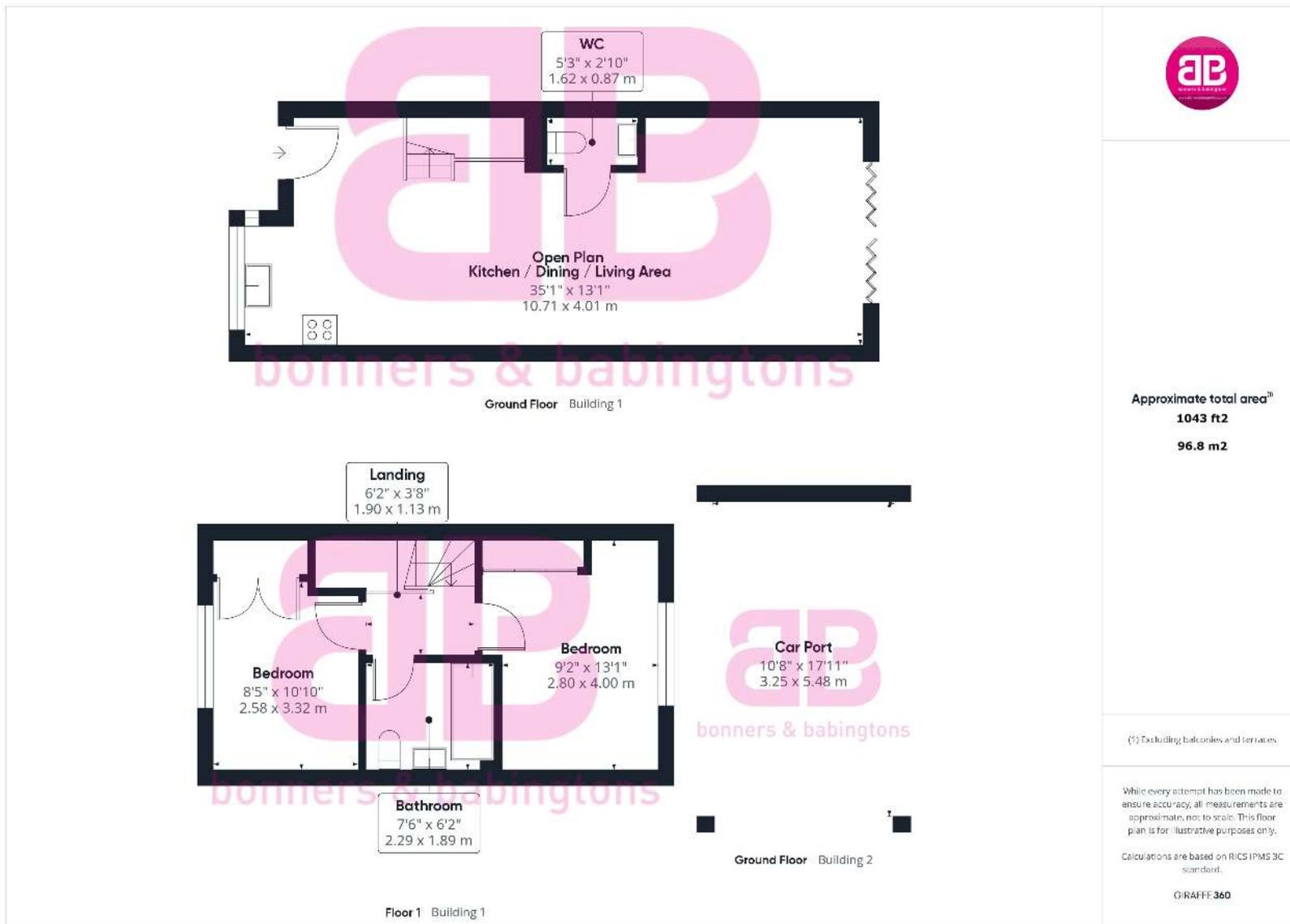
Naphill is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The village hall and Crick is at the heart of the village with its own pre school and various social groups. There is also the popular public house, The Wheel, and various local shops including a post 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 Sanderton 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 - B

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (93-100)                                    | A |         | 97        |
| (81-92)                                     | B | 84      |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |



**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

78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

**01844 343661**

risborough@bb-estateagents.co.uk

