



'Jesselton' Downley Road Naphill

£1,250,000



Robertsons

'Jesselton' Downley Road Naphill Buckinghamshire HP14 4QY

A spacious brick and flint family home in this enviable location backing onto Naphill Common. Entrance hall, Shower room, Sitting room, Kitchen/Breakfast room, Utility room, Dining room/Family room, Living room, Bedroom 1 with en suite shower room, Three further bedrooms, Bedroom 5/Study, Family bathroom, Gas central heating, Double glazing, Pretty gardens, Double garage with storage room over, Ample parking. Viewing recommended.

Entrance hall

Two radiators, tiled flooring, built in cloaks cupboard

Shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under and tiled splashback, tiled flooring, heated towel rail, part tiled walls

Sitting room

Brick built fireplace with wooden mantle, four wall light points, dimmer switch, window to front

Kitchen/Breakfast room

fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for oven with extractor over, space for fridge freezer, built in Bosch dishwasher, space for table, two radiators, tiled flooring, wall thermostat, down lighters, dimmer switch, two windows to front

Lobby/Boot room

Floor mounted Worcester gas fired central heating boiler, shelved storage cupboard, windows to front and rear, door to side

Utility room

Fitted with a range of base level units incorporating stainless steel sink unit with drainer, space and plumbing for washing machine, space for appliance, built in shelved storage cupboard, tiled flooring, window to side

Dining room/Family room

Radiator, door to garden, dimmer switch, window to rear

Living room

Stairs to first floor, two radiators, three wall light points, dimmer switch, windows to rear and side, double doors to garden

First floor



Landing

Two radiators, down lighters, access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 1

With a range of fitted wardrobes and matching drawers, two radiators, down lighters, windows to front and rear, velux window to side, dimmer switch

En suite shower room

Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, tiled walls, heated towel rail, tiled flooring, window to rear

Bedroom 2

Radiator, down lighters, window to front

Bedroom 3

Radiator, down lighters, window to rear

Bedroom 4

Radiator, down lighters, window to rear

Bedroom 5/Study

Radiator, down lighters, window to front

Family bathroom

White suite comprising panelled bath with mixer tap and Aqualisa shower over, low level W.C., wash hand basin with mixer tap and cupboards under, further storage cupboards, tiled flooring, heated towel rail, tiled walls, shaver point, window to side

Front garden/Parking

A gravel driveway to the front and side of the property provides ample parking to the property

Double garage

Two up and over doors (one electric), stairs to first floor, light and power, door to side

First floor storage area with light and power, window to front

Rear garden

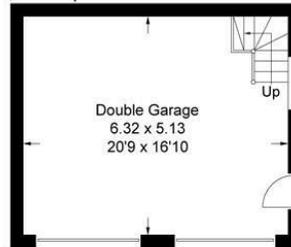
An attractive paved patio leads to the remainder of the garden which is laid to lawn with well stocked flower and shrub borders. The garden is enclosed by hedging and fencing with access to Naphill Common. The garden extends to 48' (average) x 57'



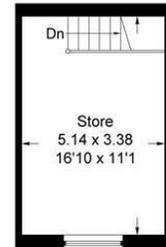
Jesselton

Approximate Gross Internal Area
 Ground Floor = 107.2 sq m / 1,154 sq ft
 First Floor = 89.2 sq m / 960 sq ft
 Garage Ground Floor = 33.1 sq m / 356 sq ft
 Garage First Floor = 17.5 sq m / 188 sq ft
 Total = 247.0 sq m / 2,658 sq ft

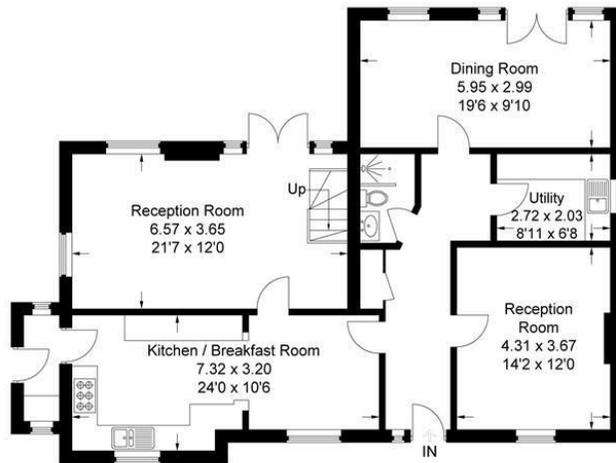
= Reduced headroom below 1.5m / 5'0"



Garage Ground Floor
 (Not Shown In Actual Location / Orientation)



Garage First Floor



Ground Floor



First Floor

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	82		

