



8 Woodcock Avenue, Walters Ash, Buckinghamshire, HP14 4TP

This beautifully presented two bedroom house is set in the heart of the sought after Chiltern Village of Walter's Ash and is close to village amenities and woodland walks.

Living room | Kitchen | Two Double Bedrooms | Shower Room | Southerly aspect rear garden| Driveway parking for 2 cars plus additional allocated space

This delightful property has been completely refurbished to a high standard with a new kitchen, bathroom and modern style radiators. It is very close to local amenities, Naphill Common and the highly regarded Naphill and Walters Ash Primary School. The property is situated in a mature development of ex Ministry of Defence properties all of which are now under private ownership and there are excellent public transport links to Princes Risborough and High Wycombe.

A lobby area, with under stairs storage, opens into the modern kitchen which has been recently fitted with a range of white wall and base units. It has an integrated oven, hob plus extractor and space for a dishwasher, washing machine and fridge/freezer. There is a breakfast bar for four people.

The partly open-plan living room is bright and light with bi-fold doors which open onto the decking area and southerly facing garden beyond. There is a feature clad wall with wiring for the tv, coving LED lights and a modern vertical radiator.

Upstairs there are two double bedrooms, both with built-in wardrobes and a shower room which has been recently refitted to a high standard. The loft is part boarded with a light and a fitted loft ladder.

The southerly facing rear garden is fully enclosed with a decking area and lawn and has a gate to provide rear access. The front garden is laid mainly to lawn with a driveway for two cars and a further allocated parking space.

Price... £335,000 *Freehold*



LOCATION

Walter's Ash is located high in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There are local schooling and shopping facilities for day to day needs including a supermarket, coffee shop, cafe, garage, opticians and a popular primary school, plus an excellent bus service. Nearby Naphill offers a Post Office, active village hall with coffee shop, playing fields, beauty salon, hairdressers and public house. There are numerous country walks and bridleways through the areas famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. After about 0.5 miles turn right into Woodcock Avenue, the turn left and the property can be found on the right hand side as indicated by our sales board.

Additional Information

Council Tax band F / EPC band C

School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar, John Hampden, Aylesbury Grammar Girls' Grammar; Wycombe High School; Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

MORTGAGE

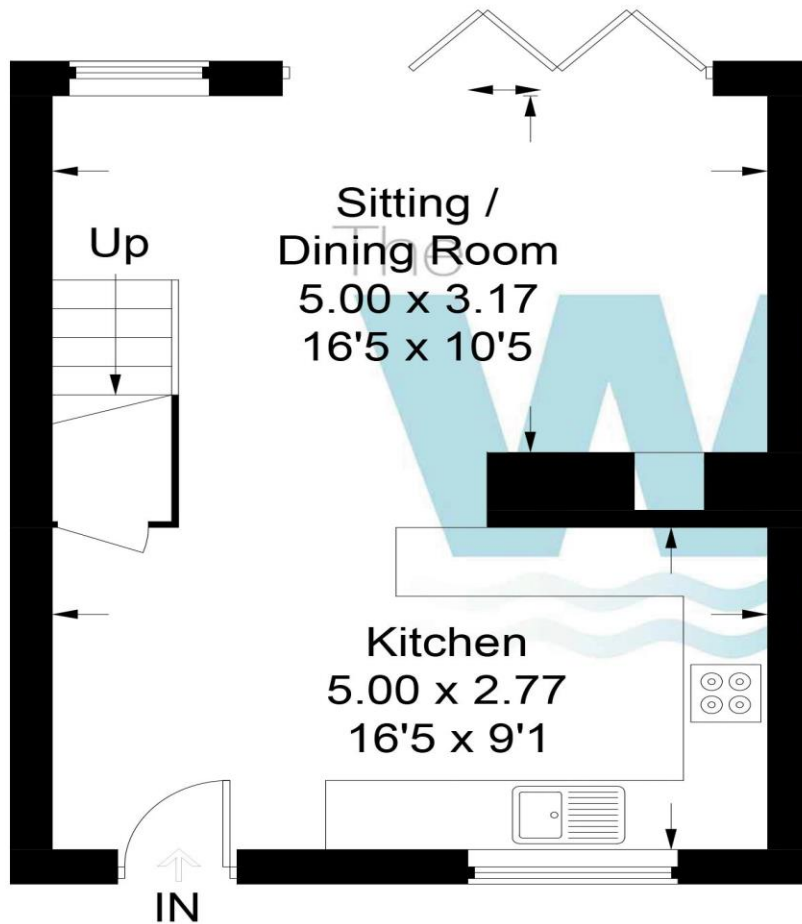
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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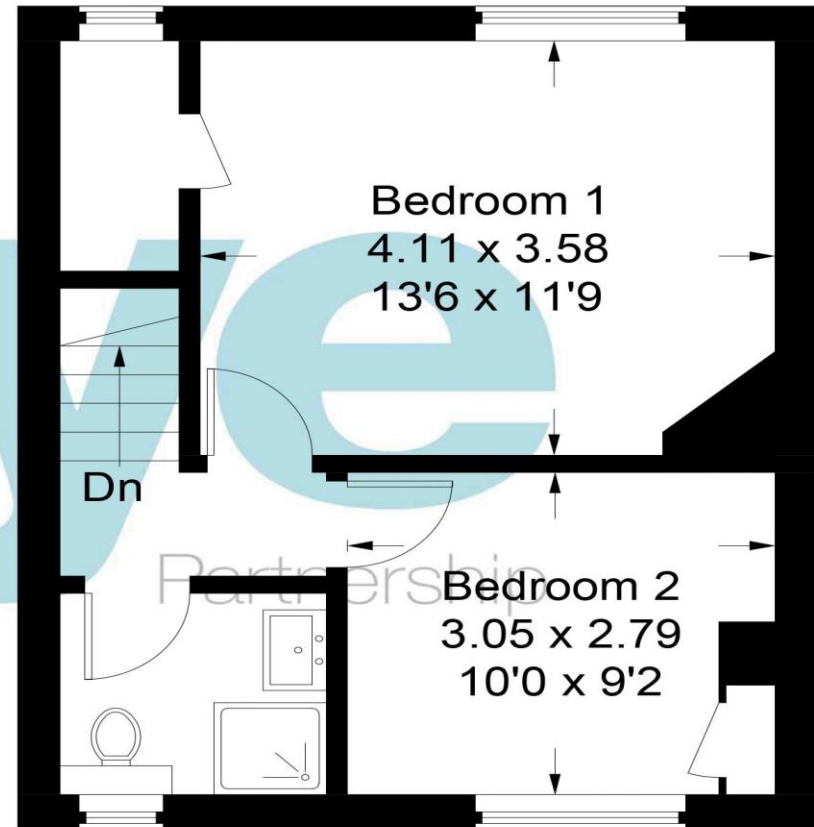


Woodcock Avenue

Approximate Gross Internal Area = 67.3 sq m / 725 sq ft



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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