



73b Woodcock Avenue   Walter's Ash   Buckinghamshire   HP14 4TN



*A very well presented three bedroom semi-detached property set in the heart of Walter's Ash, close to local amenities and Naphill Common famed for its oak and beech woodland, footpaths and bridleways.*

Entrance hall | Large Kitchen/Dining room | Lounge | Master bedroom with ensuite shower room | Two further bedrooms | Family bathroom with bath | Secure south facing garden to the rear | Allocated parking for 2 cars

---

*This well presented property was built in 2017 and is situated within an older mature development of ex Ministry of Defence properties all of which are now under private ownership. It is located very close to local amenities, Naphill and Walters Ash Primary School and excellent public transport links to High Wycombe, Princes Risborough and Aylesbury. It is also a stone's throw from Naphill Common famed for its woodland and miles of bridleways and footpaths. It is in a ready move into condition.*

*There is a small hallway beyond the front door which leads into a modern kitchen fitted with a range of white wall and base units. It benefits from an integral fridge/freezer and oven/hob. There is space and plumbing for a dishwasher and washing machine. This bright and airy room also offers space for a table and chair. A door from the kitchen leads to the rear aspect reception room with patio doors leading into the secure south facing rear garden. There is a downstairs WC between the kitchen and reception room.*

*Stairs from the hallway lead to the first floor where there are 2 double bedrooms the largest of which benefits from an ensuite shower room and rear aspect overlooking the garden. There is also a third single bedroom and family bathroom with bath and shower over.*

*There are two allocated parking spaces to the front of the property and good size south facing rear garden incorporating a small patio area and garden shed.*

#### **DIRECTIONS**

From our office in Naphill, proceed along Main Road towards Walter's Ash. Turn Right into Woodcock Avenue, drive straight ahead and 73b is on the right indicated by our Wye Country sales board.

**PRICE ..... £350,000 ..... Freehold**





## AMENITIES

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, hairdresser, 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).

## SCHOOL CATCHMENT (2020/21)

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)**

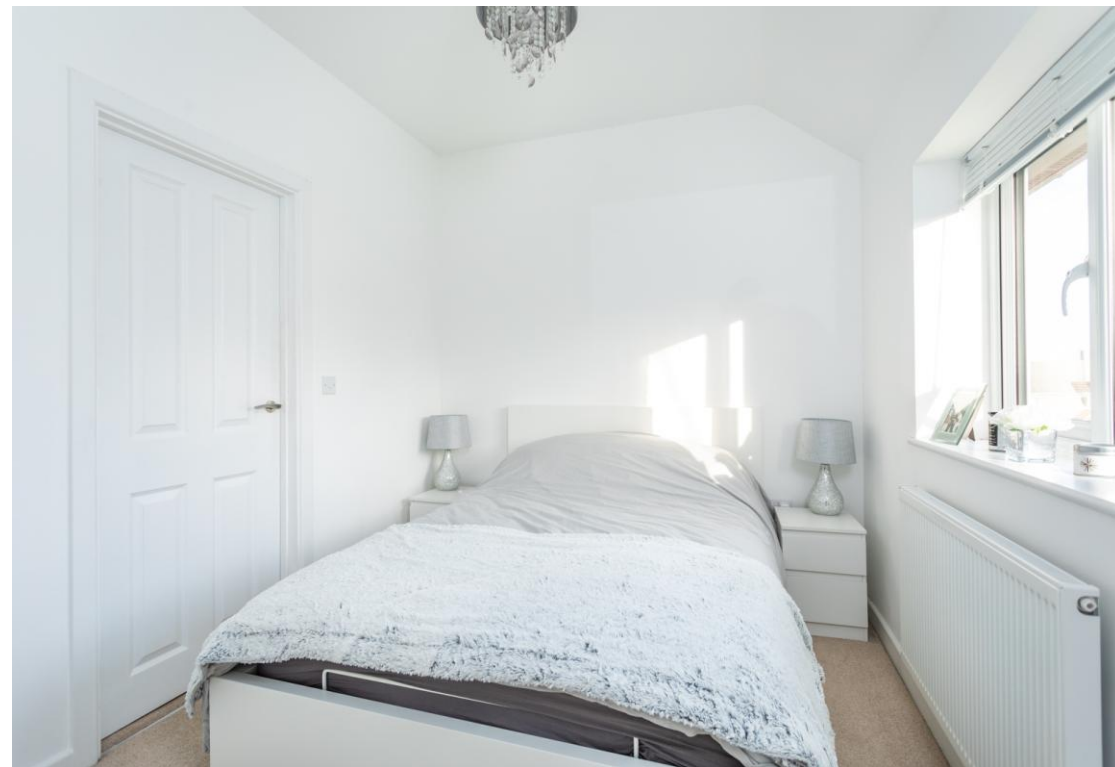
## ADDITIONAL INFORMATION

Council Tax Band D | EPC Band B

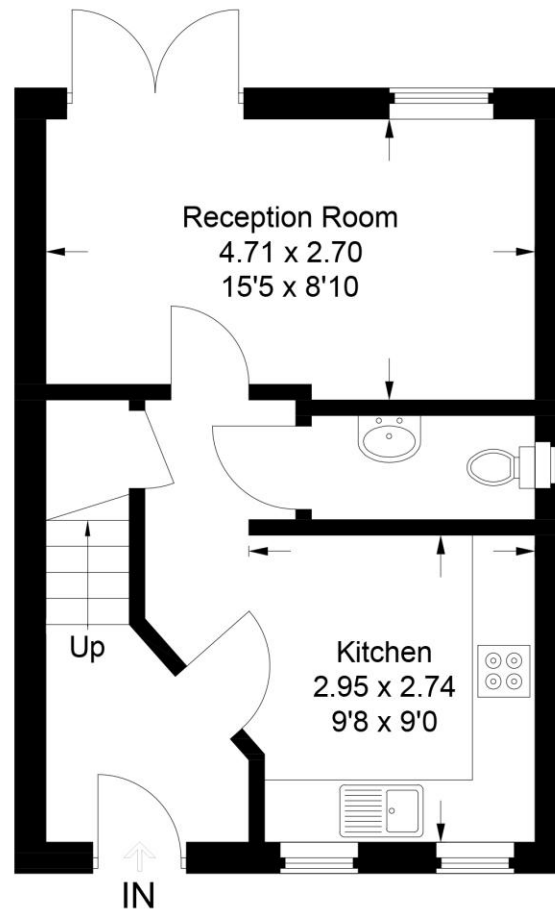
## MORTGAGE

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

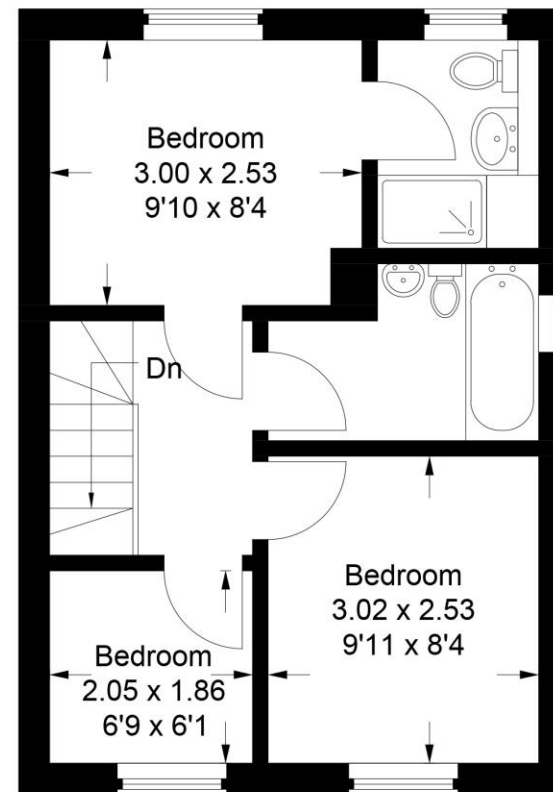
*Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
 Ground Floor = 33 sq m / 355 sq ft  
 First Floor = 32.7 sq m / 352 sq ft  
 Total = 65.7 sq m / 707 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.