



75 Woodcock Avenue Walter's Ash Buckinghamshire HP14 4TN

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

Entrance hall | Sitting/Dining room | Kitchen | Two double bedrooms | Family bathroom | Southerly aspect rear garden | Driveway for 2 cars

This delightfully presented property forms part of a small cul-de-sac development that passed out of RAF ownership in 2017 when it was completely refurbished with all new electrics, kitchen and bathroom. It is very close to local amenities and the highly regarded Naphill and Walters Ash Primary School. There are excellent public transport links to Princes Risborough and High Wycombe.

Doors from the spacious hallway with under stair storage, lead to a bright and airy sitting/dining room with a patio door opening out onto the sunny, south facing garden. A further door leads to the kitchen with a range of modern style wall and base units with integral oven and hob. There is space for the usual appliances. A door provides access to the side of the house.

Stairs from the hallway lead to the first floor where there are two double bedrooms and a family bathroom with a bath and fixed shower over.

The loft is part boarded with a light and a fitted loft ladder.

The wider than average southerly facing rear garden is fully enclosed with a patio area to take full advantage of the afternoon sun. The front garden is laid mainly to lawn with a driveway for two cars with side access to the rear garden.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. After about 0.6 of a mile, turn right into Woodcock Avenue, drive straight ahead and the property is on the right as indicated by our Wye Partnership sales board.

PRICE £390,000 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, 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).



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 C

MORTGAGE

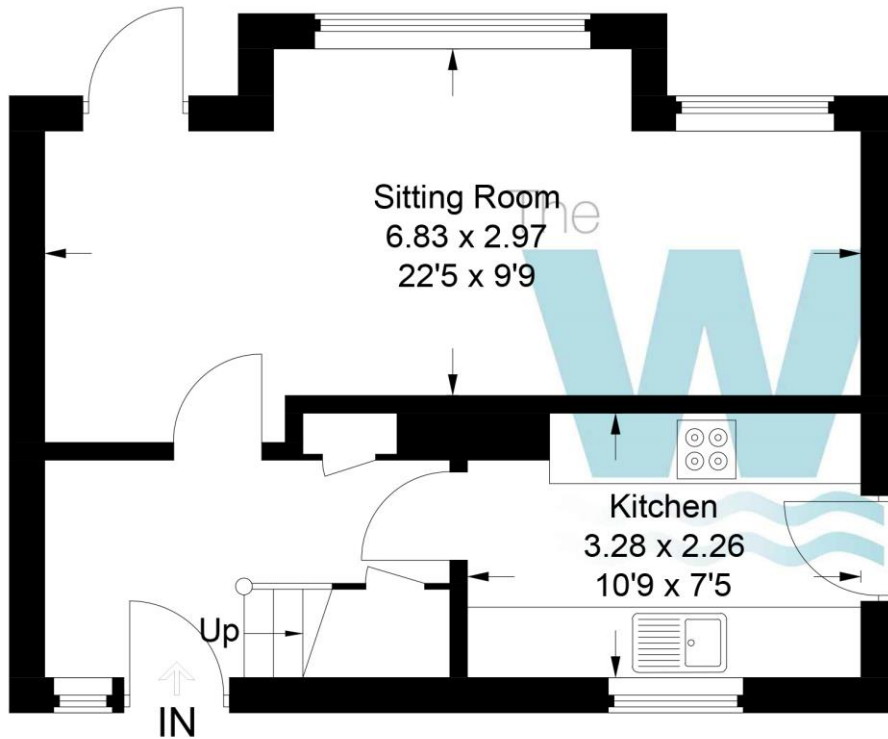
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.

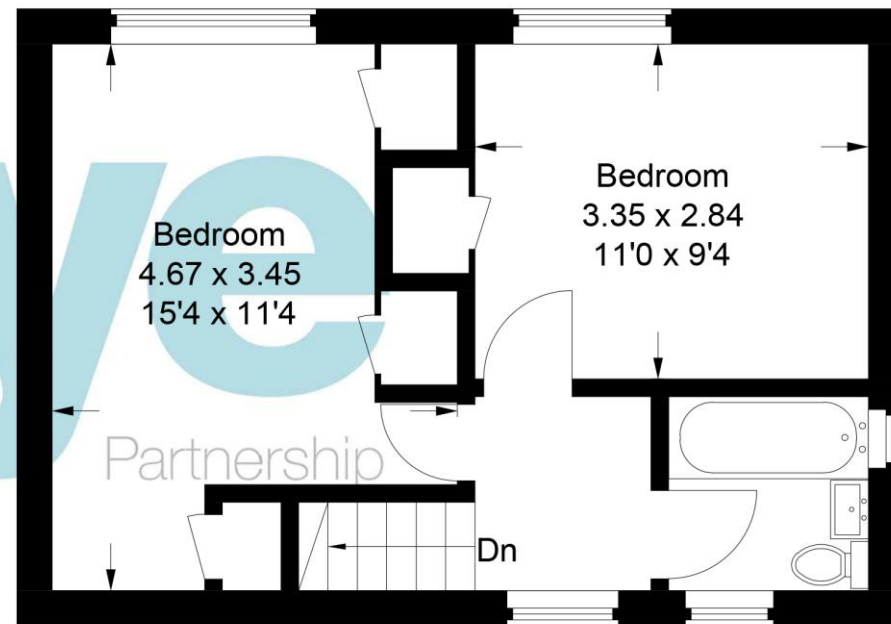


75 Woodcock Avenue

Approximate Gross Internal Area
Ground Floor = 34.8 sq m / 374 sq ft
First Floor = 32.3 sq m / 348 sq ft
Total = 67.1 sq m / 722 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.