



3 Burdett Drive, Walter's Ash, Buckinghamshire, HP14 4TL

A deceptively spacious three bedroom detached bungalow, in a quiet cul-de-sac location within this popular Chiltern village close to local amenities. No onward chain.

Entrance hall | Lounge | Dining Room | Kitchen | Utility Room | Three double bedrooms | Family Bathroom with shower | Conservatory | Cloakroom with WC | South West Facing Garden | Garage | Driveway Parking | Summer House

This spacious three bedroom bungalow is situated in a private cul-de-sac at the heart of this sought after Chiltern village. It is being sold with no onward chain.

Passing through the front door you enter a small vestibule which has steps up to an internal hall in the main part of the house. Additional doors lead to the kitchen and utility room. The kitchen is fitted with a range of white base and wall units with a door leading to the rear garden. The utility room has a sink unit with space for a washing machine and door to cloakroom.

From the internal hall you will find doors to the dining room with views onto the garden and the sitting room; a bright and airy dual aspect room with sliding doors to a conservatory and a feature fireplace. Further along there are three double bedrooms and a family bathroom with walk-in shower.

The southwest facing garden is mainly paved with border beds. There is a summer house and two sheds. The property benefits from a full-length single garage that can be accessed from both the front and rear gardens. There is a small workshop area to the rear. The driveway offers parking for several vehicles.

Price... £575,000 *Freehold*



LOCATION

Walter's Ash is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a supermarket, café, petrol station, garage, opticians and a popular primary school, plus an excellent bus service. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Walter's Ash is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. After about 0.5 mile you will see the Walter's Ash petrol station. Immediately before the entrance to the petrol station, turn left into Burdett Drive. The property can be found at the end of the cul-de-sac

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)

Additional Information

Council Tax Band E | EPC Band D

MORTGAGE

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

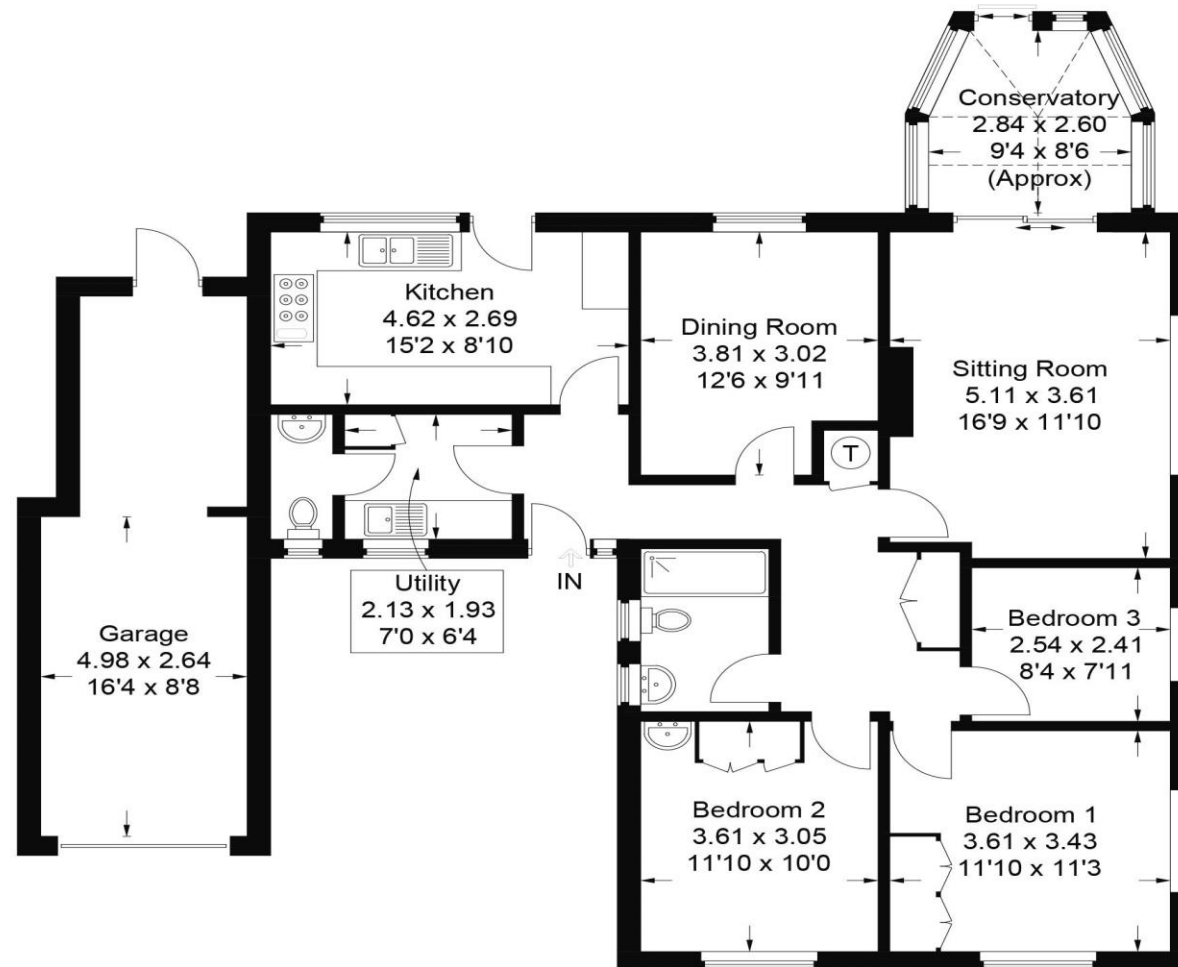
Disclaimer

The photographs were taken with the previous tenants furniture. The property is currently unfurnished.

Whilst we endeavour 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 = 107.1 sq m / 1153 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 127.9 sq m / 1377 sq ft



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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The **wye** Partnership