



84 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, schools and Naphill Common famed for its oak and beech woodland, footpaths and bridleways.

Entrance hall | Kitchen/Dining room | Lounge | Master bedroom | Two further bedrooms | Family bathroom with bath | 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 about 5 years' ago. It has been updated by the current owner (including a newly fitted boiler), to provide excellent family accommodation. It is located in the heart of this sought-after village set in the Chiltern AONB close to local amenities, highly regarded local schools and excellent transport links.

The property offers a good size kitchen/diner fitted with a range of cream wall and base units with space for the usual appliances. There is ample room for a table and chairs and access to the side of the property. The bright and airy lounge with French doors leading to the garden can be accessed from both the hallway and the kitchen/breakfast room.

Stairs from the entrance hall lead to the first floor where the accommodation consists of a master bedroom and two further bedrooms. The family bathroom has a bath and fixed shower over.

The enclosed, southerly facing rear garden is a good size 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 and the property is the second house on the right as indicated by our Wye Partnership sales board.

PRICE £420,000 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.

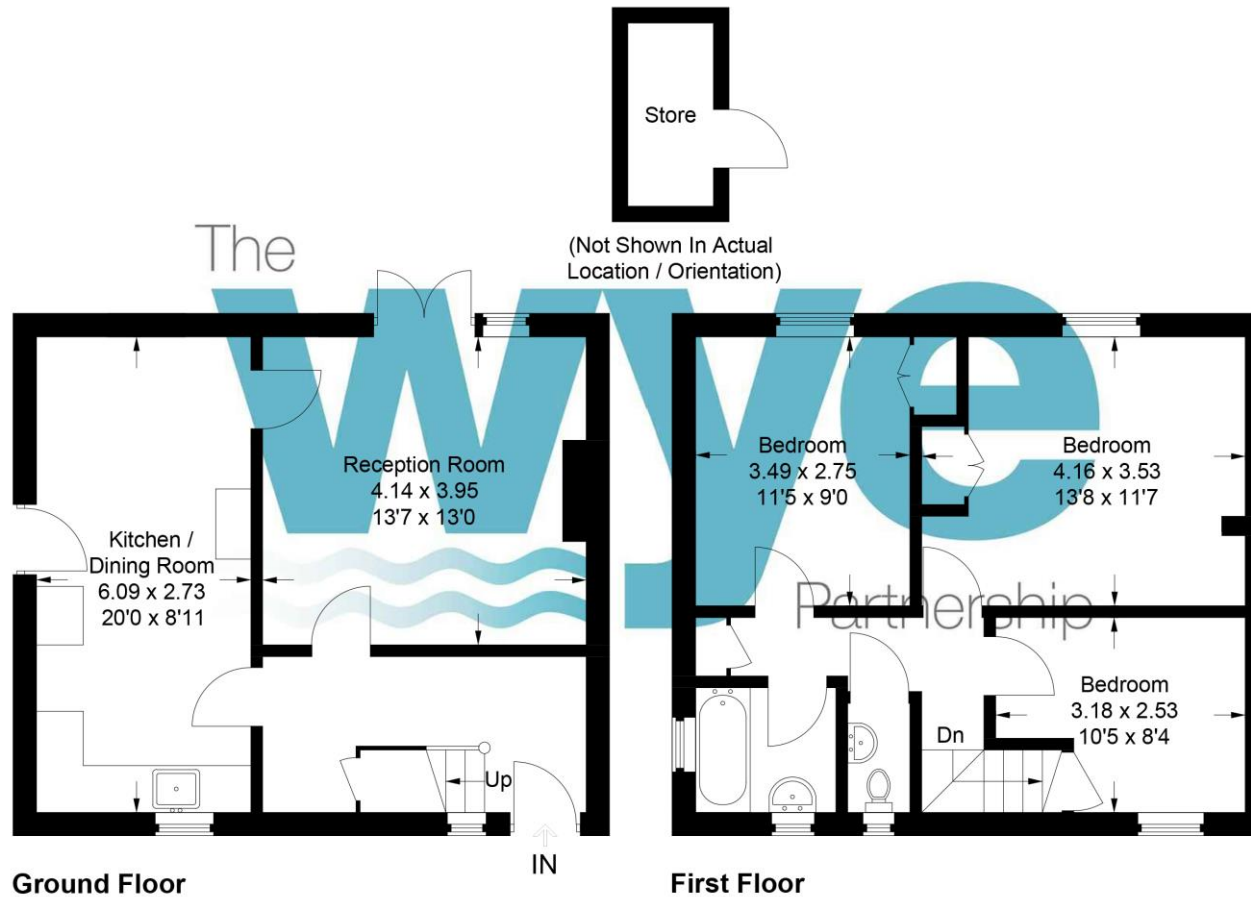
Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



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84 Woodcock Avenue

Approximate Gross Internal Area
Ground Floor = 43.5 sq m / 468 sq ft
First Floor = 43 sq m / 463 sq ft
Total = 86.5 sq m / 931 sq ft (Excluding Store)



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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