



5 Allen Drive Walter's Ash Buckinghamshire HP14 4SS



*A lovely four bedroom detached chalet bungalow set at the end of quiet cul-de-sac in the heart of Walter's Ash, close to village amenities and woodland walks.*

Sitting room | Dining room | Kitchen/breakfast room | Two ground floor double bedrooms | Ground floor shower room | Two first floor double bedrooms one with ensuite shower room | Detached Single Garage | Carport | Driveway Parking | South/East facing rear garden

This well presented four double bedroom detached chalet bungalow offers the scope to create an open plan contemporary kitchen/dining/living room.

The bright and sunny sitting room has a large picture window and a fireplace. The dining room is to the rear which could be incorporated into the kitchen/breakfast room offering open plan contemporary living. There is a large centrally heated conservatory offering further living space.

The kitchen / breakfast room is fitted with a range of classic style wall and base units and has an integrated double oven and hob with space for a washing machine. The external door provides direct access to the carport.

On the ground floor, the two double bedrooms, both with built-in wardrobes, which are separated from the living areas by an internal door creating a lovely private area. There is also a shower room. On the first floor there are 2 further double bedrooms, one with an ensuite shower room.

The pretty rear garden is laid mainly to lawn with mature shrubs and a sunny patio area. There is a single garage, carport and driveway parking for several vehicles.

#### **DIRECTIONS**

From our office in Naphill, proceed along Main Road towards Walter's Ash. After about 0.4 miles turn right into Clappins Lane, then first left into Allen Drive and the property can be found at the end of the cul-de-sac as indicated by our sales board.

**PRICE ..... £595,000 ..... 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 (2022/23)

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 F | EPC Band E

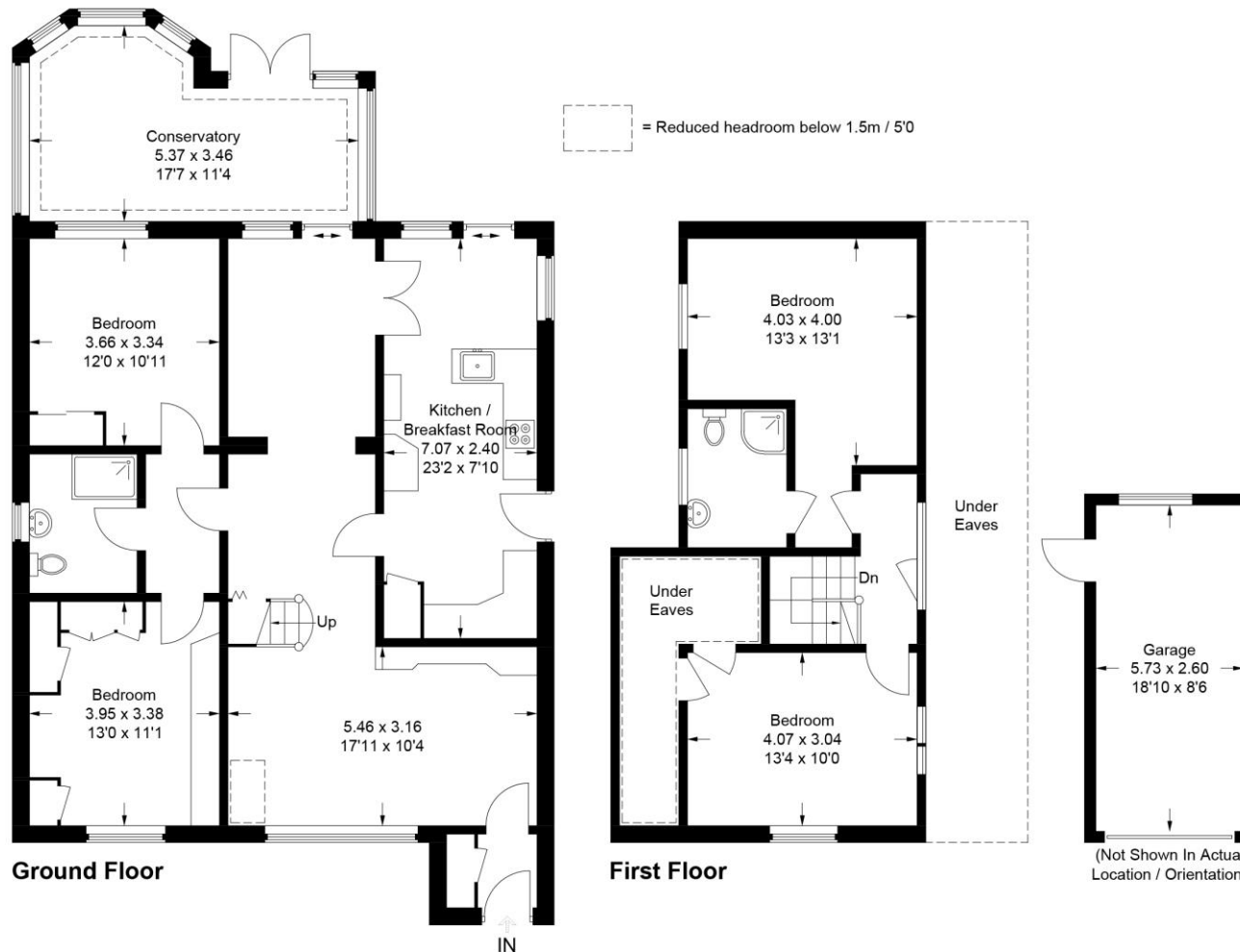
### MORTGAGE

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

*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  
 Ground Floor = 112.4 sq m / 1,210 sq ft  
 First Floor = 39.2 sq m / 422 sq ft (Excluding Eaves)  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 166.5 sq m / 1,792 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.