



18 Allen Drive Walter's Ash Buckinghamshire HP14 4SS

*A lovely three bedroom detached house set in the heart of the sought after Chiltern Village of Walter's Ash, close to village amenities and woodland walks.*

Sitting room | Dining room | Kitchen | Conservatory | Cloakroom  
| Master bedroom | Two further bedrooms | Family bathroom  
with separate shower | Single Garage | Driveway Parking

This nicely presented three bedroom detached house is located in a quiet cul-de-sac in the lovely Chiltern village of Walter's Ash.

The front door opens into a lobby with a cloakroom and internal door to the dining room. From here there is access to the kitchen at the rear and stairs to the first floor. The separate dual aspect sitting room has a fireplace as its focal point and patio doors opening to the garden.

The kitchen is fitted with a range of wall and base units. There is an integrated double oven and hob with space for a washing machine, fridge and a freezer. The conservatory leads off from the side passageway which also provides access to the garage and the garden.

On the first floor there are two double bedrooms, both with built-in wardrobes, and a further single bedroom. The family bathroom has a bath plus a separate shower enclosure.

The private rear garden is laid mainly to lawn with mature shrubs and a sunny patio area. There is a single garage 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, take the first left into Allen Drive and the property can be found on the right hand side as indicated by our sales board.

**PRICE ..... £585,000 ..... 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 D

## MORTGAGE

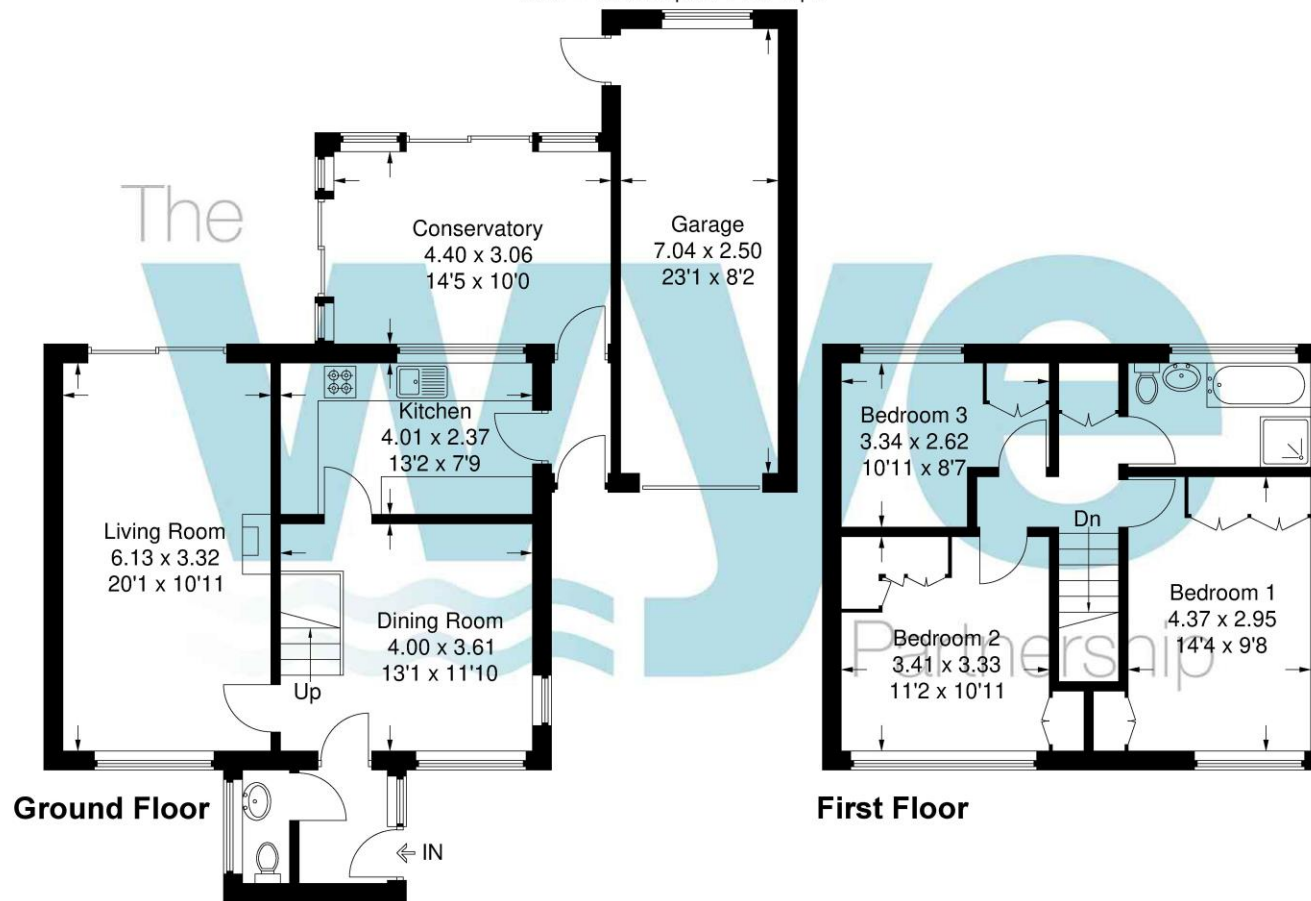
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

*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.*



### 18 Allen Drive

Approximate Gross Internal Area  
Ground Floor = 68.7 sq m / 739 sq ft  
First Floor = 45.8 sq m / 493 sq ft  
Outbuilding = 18.0 sq m / 194 sq ft  
Total = 132.5 sq m / 1426 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.