



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

Entrance hall | Large Kitchen/Dining room | Lounge | Master bedroom with ensuite shower room | Two further bedrooms | Family bathroom with bath | Secure garden to the rear | Allocated parking

This delightfully presented property has been modernized and updated by the current owner to provide family accommodation in a ready to move in condition. It is located in the heart of this sought after village set in the Chiltern AONB close to local amenities and excellent transport links.

The property benefits from a large dual aspect kitchen/diner fitted with a range of white wall and base units offering space for the usual appliances. There is ample space for a table and chairs and the room benefits from under-floor heating. Additionally on the ground floor there is a bright and airy dual aspect lounge with wooden flooring.

Stairs from the entrance hall lead to the first floor. On this floor there is a spacious dual aspect master bedroom with a modern ensuite shower room with under floor heating. There are two further bedrooms one of which is a large double. The family bathroom is contemporary in design with a bath and fixed shower over and again benefits from under floor heating.

The rear garden is a secure space with outbuildings and a patio area to the rear positioned to take full advantage of the afternoon sun. The house could be extended (stpp) as the neighbouring property has done. The front garden is laid mainly to lawn and allows 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 the property can be found on the right at the junction of Main Road and Woodcock Avenue indicated by our Wye Country sales board.

PRICE £450,000 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 D

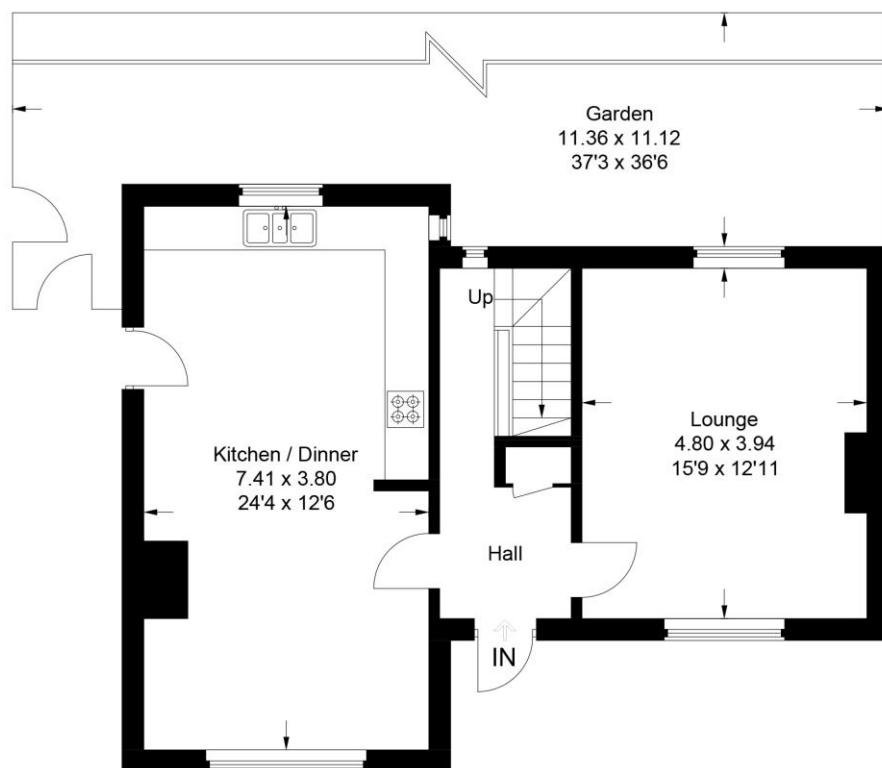
MORTGAGE

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

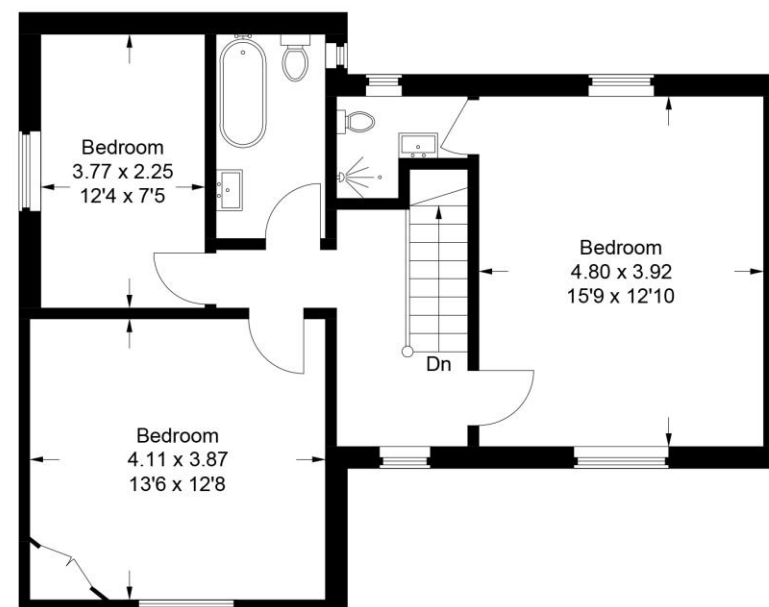
Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
 Ground Floor = 58.1 sq m / 625 sq ft
 First Floor = 59.6 sq m / 641 sq ft
 Total = 117.7 sq m / 1,266 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.