A photograph of a two-story brick house with a white door and a blue garage door. The house is surrounded by greenery, including a large bush and a tree. The sky is blue with some clouds.

14 Allen Drive, Walters Ash, Buckinghamshire, HP14 4SS

This well-portioned three bedroom detached house is set in the heart of the sought after Chiltern Village of Walter's Ash and is close to village amenities and woodland walks.

Sitting room | Dining room | Kitchen | Cloakroom | Master bedroom | Two further bedrooms | Family bathroom | Garage | Brick built garden shed | Driveway parking

This good sized three bedroom detached family home is located in a quiet cul-de-sac. It is close to excellent infant/junior level schooling, local shops and has good transport links to High Wycombe & Aylesbury. School buses stop in the village for secondary education in both the private and public sectors.

The front door opens into a lobby with a cloakroom and a coat cupboard. An internal door leads to the dining room and onwards to the kitchen at the rear and the 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 oven and hob with space for a washing machine, fridge and freezer. The back door leads into a side passageway which also provides covered access from the front of the property to the rear garden and garage.

On the first floor there are two double bedrooms, both with built-in wardrobes, a further single bedroom and the family bathroom.

There is potential to upgrade and improve the accommodation and also space to extend (STPP).

The private rear garden is laid mainly to lawn with mature shrubs with a brick built shed. There is a single garage with up & over door at the front and rear to provide vehicle access into the garden. The driveway provides parking for several vehicles.

Price... £550,000 *Freehold*



LOCATION

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).

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.

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)

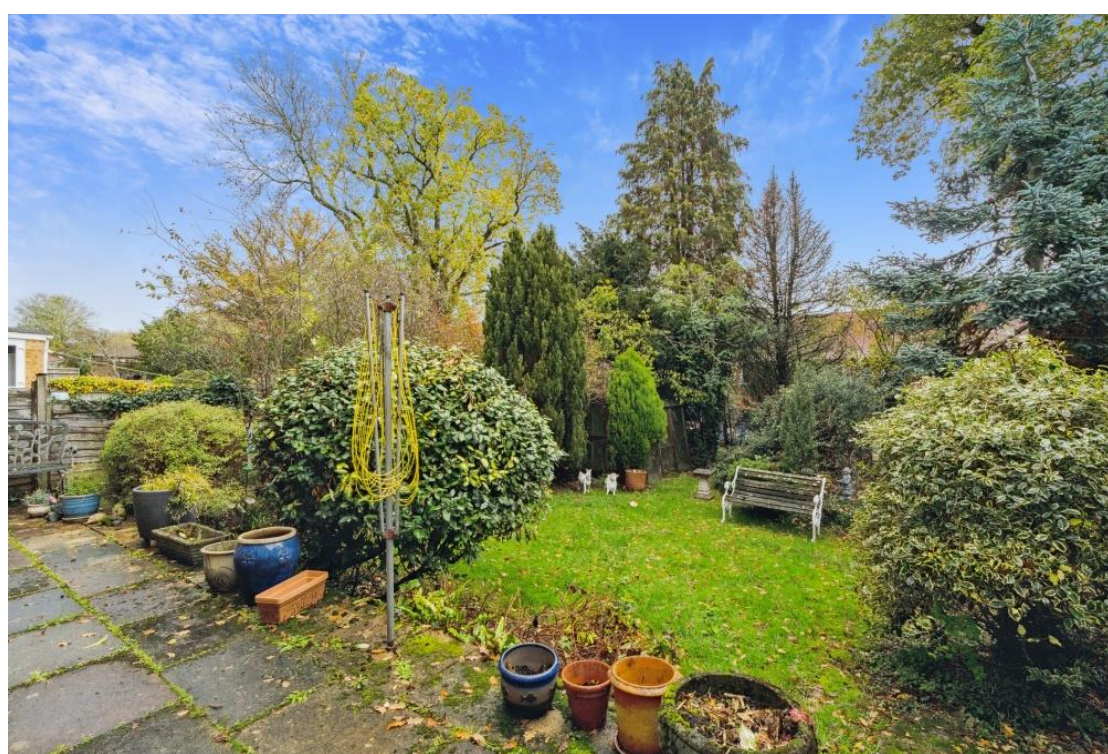
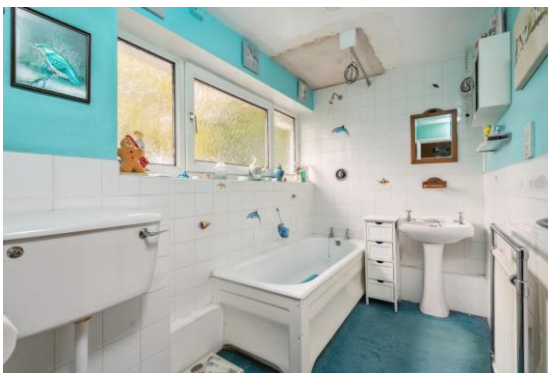
Additional Information

Council Tax Band F | EPC Band D

MORTGAGE

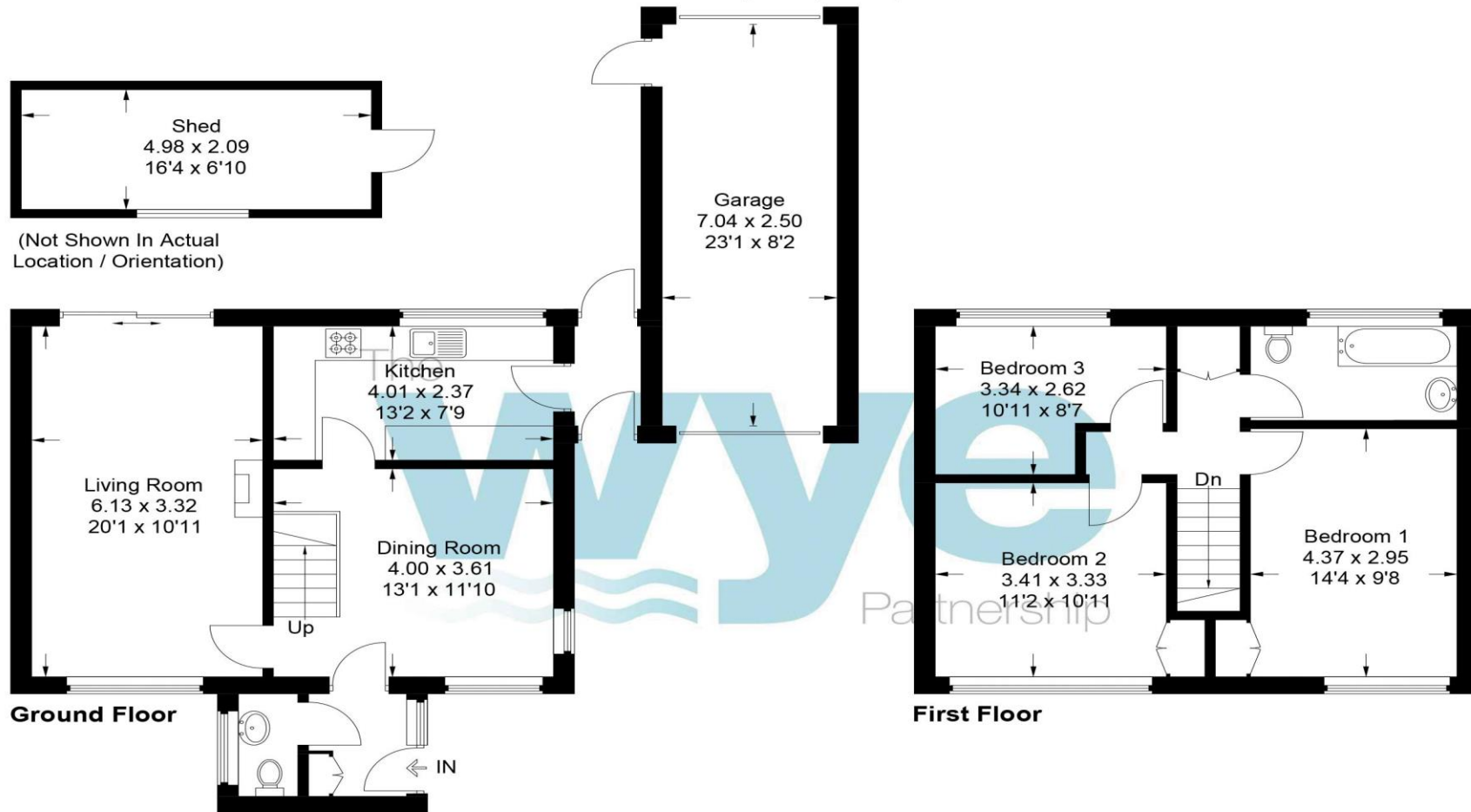
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



14 Allen Drive

Approximate Gross Internal Area
Ground Floor = 53.8 sq m / 579 sq ft
First Floor = 45.8 sq m / 493 sq ft
Garage = 18.2 sq m / 196 sq ft
Shed = 10.5 sq m / 113 sq ft
Total = 128.3 sq m / 1,381 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