



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

This extended and modernised two bedroom bungalow is set in the heart of the sought after Chiltern Village of Walter's Ash and is close to village amenities and woodland walks.

Living room | Open plan kitchen/dining room | Boot room with potential to be a utility | Two double bedrooms | Bathroom | Garage | Driveway parking

This lovely two bedroom bungalow has been extended to provide a fabulous open plan kitchen/dining/living room. It is located at the end of a quiet cul-de-sac close to local shops, coffee shop and countryside walks. There are also good transport links to High Wycombe & Princes Risborough via a regular bus service.

The front door opens into a lobby which has a coat cupboard. An internal door leads into the bright and sunny living room which still has its original parquet flooring. From the dining area there are patio doors opening into the rear garden and large patio area for outside dining.

The kitchen is fitted with a range of wall and base units with an integrated double oven and hob, washing machine, dishwasher, bin cupboard and fridge/freezer. There is a room off the kitchen which is currently being used as a boot room but can be easily turned into a utility. The back door leads into a side passageway giving access to the driveway and rear garden.

The main bedroom is to the front and there is a second good sized double to the rear. The bathroom comprises of a white suite with shower over the bath.

The private rear garden has a large patio and is laid mainly to lawn with mature shrubs. There are two sheds and a single door access to the garage. To the front of the property is vehicle access to the garage and parking for several vehicles.

Price... £525,000 *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 at the end of the cul-de-sac 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

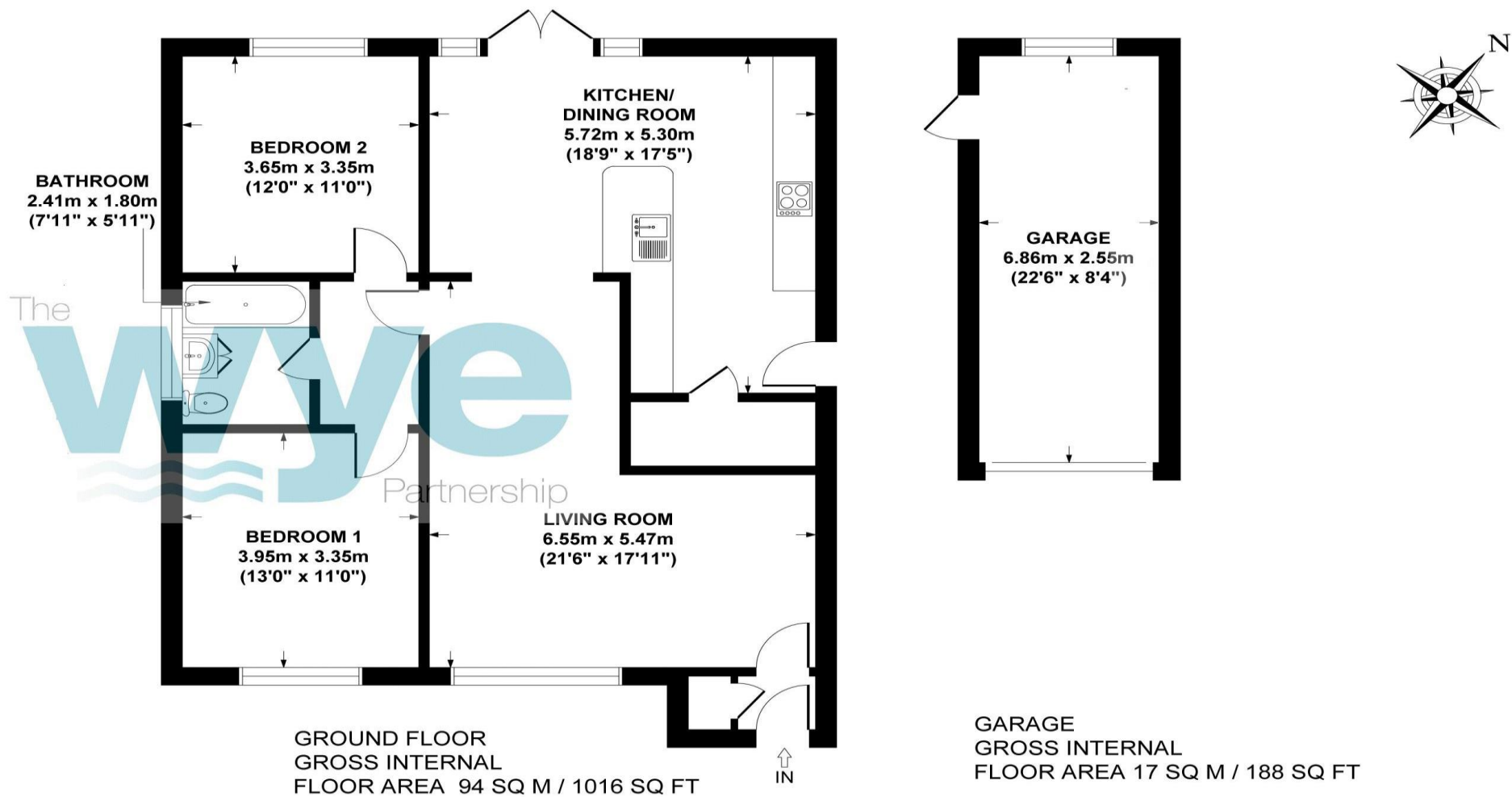
Council Tax Band E | EPC Band D

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.





ALLEN DRIVE, WALTERS ASH, HP14 4SS
APPROX. GROSS INTERNAL FLOOR AREA 111 SQ M / 1204 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership