



29 Woodcock Avenue, Walter's Ash, Buckinghamshire, HP14 4TW

*This extended and beautifully presented four bedroom home is set in the heart of the sought after Chiltern Village of Walter's Ash and is close to the village school, amenities and woodland walks*

Sitting room | Kitchen / Dining room | Principle Bedroom with ensuite  
| Two Further Double Bedrooms | Single Bedroom | Family Bathroom  
with separate shower | Allocated parking

This property has been renovated and extended to provide a lovely family home close to local amenities, Naphill Common and the highly regarded Naphill and Walter's Ash Primary School. The property is situated in a mature development of ex Ministry of Defence properties all of which are now under private ownership and there are excellent public transport links to Princes Risborough and High Wycombe.

The hallway provides access to the spacious sitting room which has a log burner set into a feature brick fireplace. There is access to the kitchen from both the sitting room and the hallway.

The kitchen has been fitted with a painted wood wall and base units with wood worktops and a breakfast bar. The oven with hob and extractor over are integrated and there is space for an American style fridge/freezer, washing machine, dryer and dishwasher. There is an area for the dining table and the French doors give access to the patio and rear garden beyond.

On the first floor there are two double bedrooms, a single bedroom and the recently refitted bathroom which has a bath and a separate corner shower. The bright and spacious principle bedroom, with en-suite, is located on the top floor of the house

The good sized rear garden has a generous patio area and is laid mainly to lawn with mature shrubs. There is a shed with tiled roof. The property has an allocated parking space.

**Price... £495,000** *Freehold*



## LOCATION

Walter's Ash is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a supermarket, café, petrol station, garage, opticians and a popular primary school, plus an excellent bus service. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Walter's Ash is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

## DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. After about 0.5 miles turn right into Woodcock Avenue, and the property can be found on the left-hand side as indicated by our sales board

## Additional Information

Council Tax band C / EPC band C

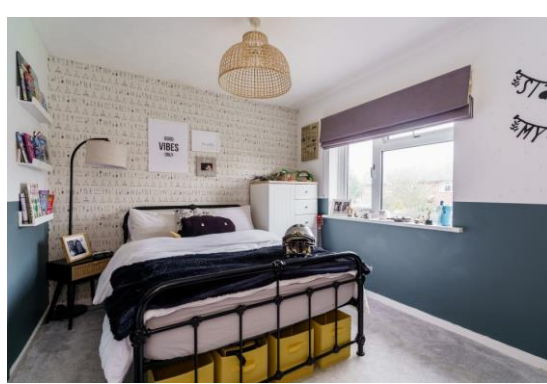
## School Catchment

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)

## MORTGAGE

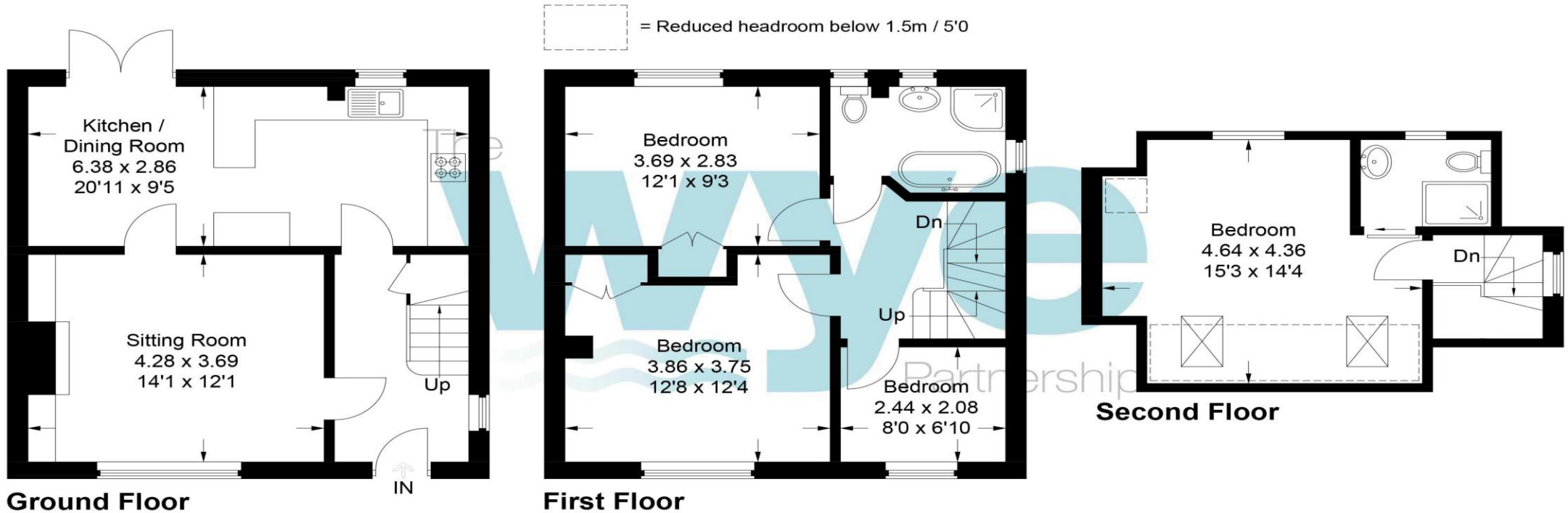
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# 29 Woodcock Avenue

Approximate Gross Internal Area  
Ground Floor = 43.2 sq m / 465 sq ft  
First Floor = 42.9 sq m / 462 sq ft  
Second Floor = 24.0 sq m / 258 sq ft  
Total = 110.1 sq m / 1,185 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.

© CJ Property Marketing Ltd Produced for Wye

129 Main Road, Naphill, Bucks, HP14 4SA  
01494 565 555  
naphill@wycountry.co.uk  
wycountry.co.uk

The **wye** Partnership