



70 Woodcock Avenue, Walters Ash, Buckinghamshire, HP14 4TN

*This fully modernised and beautifully presented two 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/Dining room | Kitchen | Utility room | Cloakroom | Two Double Bedrooms | Bathroom with separate shower | Southerly aspect rear garden | Allocated parking

This lovely property has been completely refurbished to a high standard with a new kitchen, bathroom and has underfloor heating throughout the ground floor. It is very close to local amenities, Naphill Common and the highly regarded Naphill and Walters 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 opens into the bright, light and spacious sitting/dining room which benefits from underfloor heating, a log burning stove and bi-fold doors which give access to the south/west facing garden beyond. There is a downstairs cloakroom.

The kitchen has been recently fitted with a range of shaker style wall and base units and quartz worktops. The main appliances are integrated and consists of a double oven, hob with extractor, fridge/freezer and dishwasher. There is a utility room which has a range of wall and base units, space for a washing machine and doors to give access to both the front of the property and to the back garden.

On the first floor there are two double bedrooms, both with built-in wardrobes. The recently refitted bathroom has a bath and a separate corner shower. The loft is fully boarded and has a light and fitted loft ladder.

The south/west facing rear garden is laid mainly to lawn with mature shrubs and has a sunny patio area. The property has an allocated parking space.

**Price... £395,000** *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 0.5 miles turn right into Woodcock Avenue, continue to the end of the road, bare right and the property can be found on the right-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

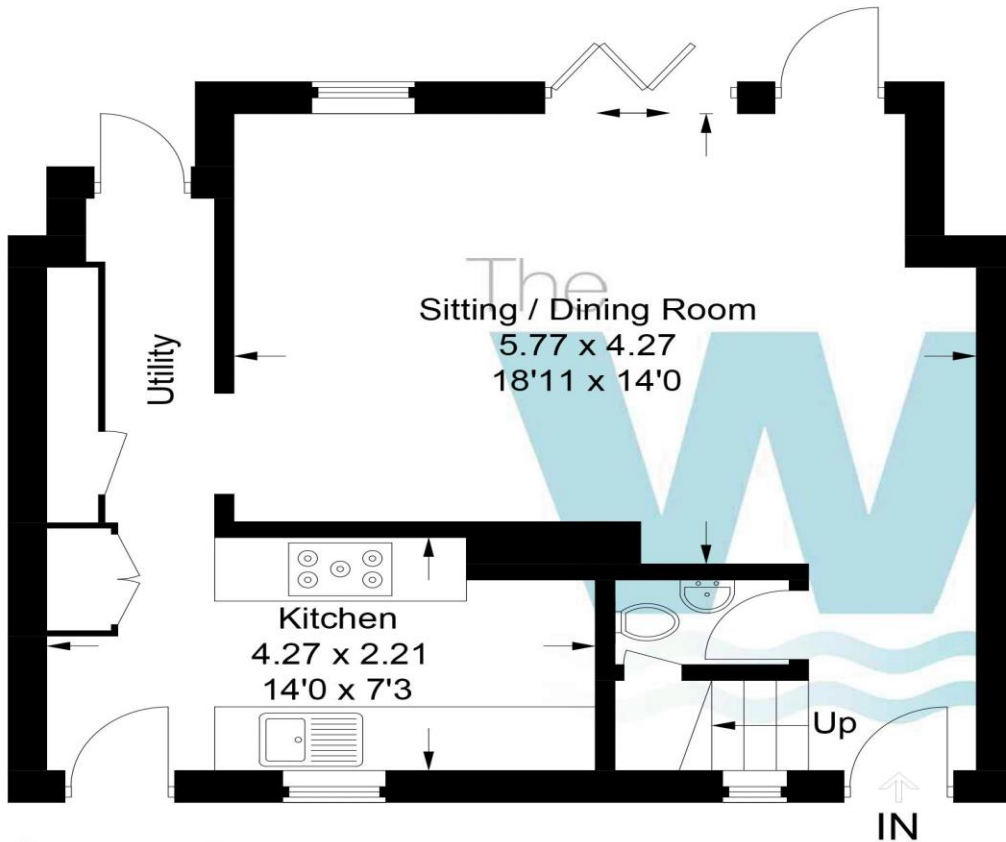
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

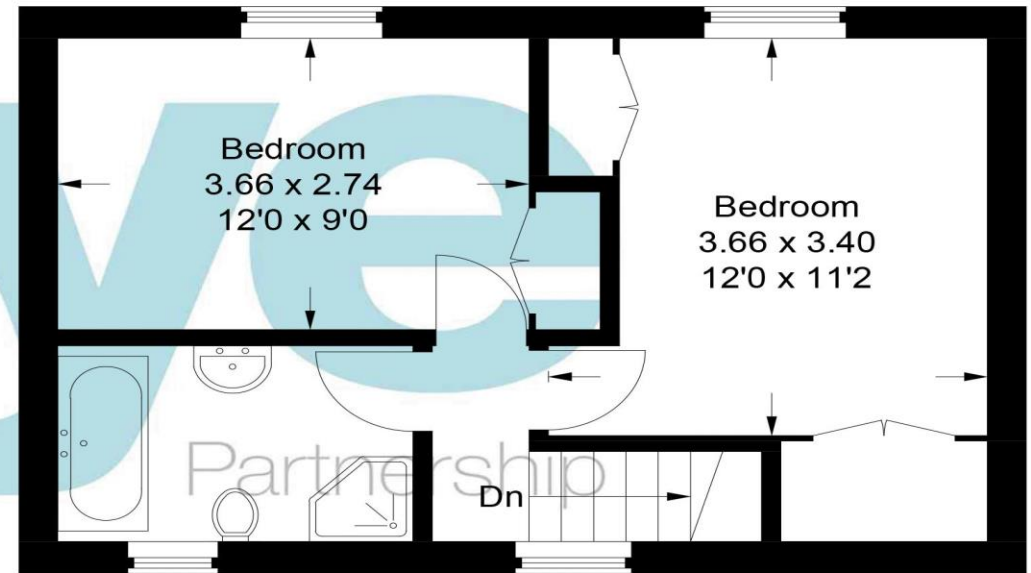


# 70 Woodcock Avenue

Approximate Gross Internal Area  
Ground Floor = 43.2 sq m / 465 sq ft  
First Floor = 34.2 sq m / 368 sq ft  
Total = 77.4. sq m / 833 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.

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The **wye** Partnership