



161 Templewood Walter's Ash Buckinghamshire HP14 4UF

A light and bright, three bedroom, semi-detached house, beautifully presented and offered in walk-in condition. Situated close to village amenities, bus routes and schooling.

Entrance hall | Kitchen | Dining room | Sitting room | Three bedrooms | Family bathroom | Store room | Private south westerly facing rear garden | Off road parking

This delightfully presented property offers the opportunity to purchase a three bedroom house in the heart of the sought after Chiltern Village of Walter's Ash at a competitive price. Set back from the main road, the property is close to village amenities, the highly regarded local primary school and is well served by transport links. The house is very close to Naphill Common, famed for its beech and oak woodland, footpaths and bridleways.

Doors from the spacious hallway with under stair storage, lead to a bright and airy sitting room with French doors opening out onto the good size garden. A further door leads to the kitchen with a range of beech effect wall and base units. There is space for the usual appliances. Situated to the rear of the property and accessed from both the sitting room and kitchen, is a further reception room, currently used as a dining area, with a pleasant outlook over the garden.

Stairs from the hallway lead to the first floor where there are two double bedrooms and single room. Additionally there is a family bathroom with both bath and shower cubicle.

The enclosed rear garden is laid mainly to lawn with patios areas and a small storage building. There is side access to the front of the property.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Having passed the Co-Op on your right the property can be found on the left adjacent to the slip road just past the turning for Templewood, indicated by our sales board.

PRICE £390,000 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 C

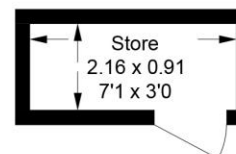
MORTGAGE

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

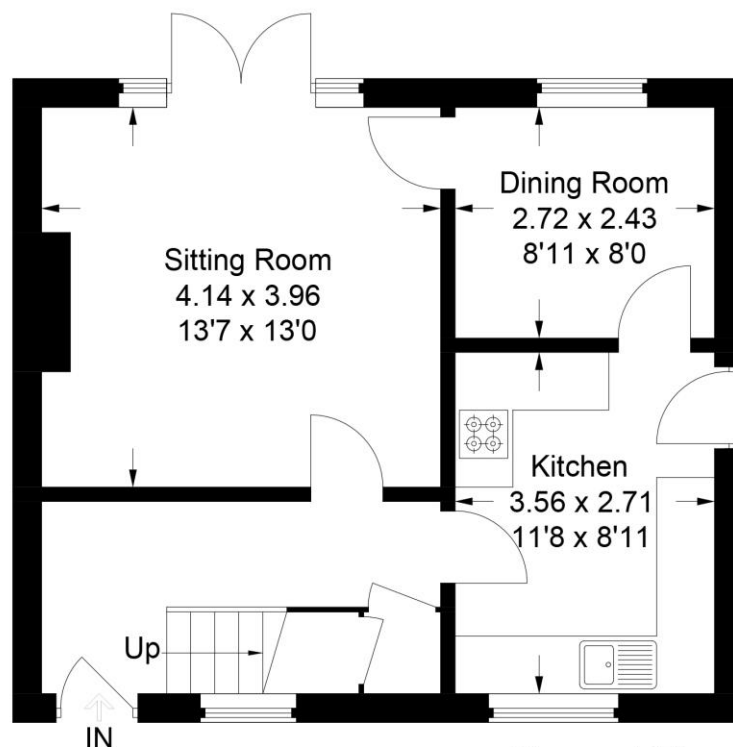
Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



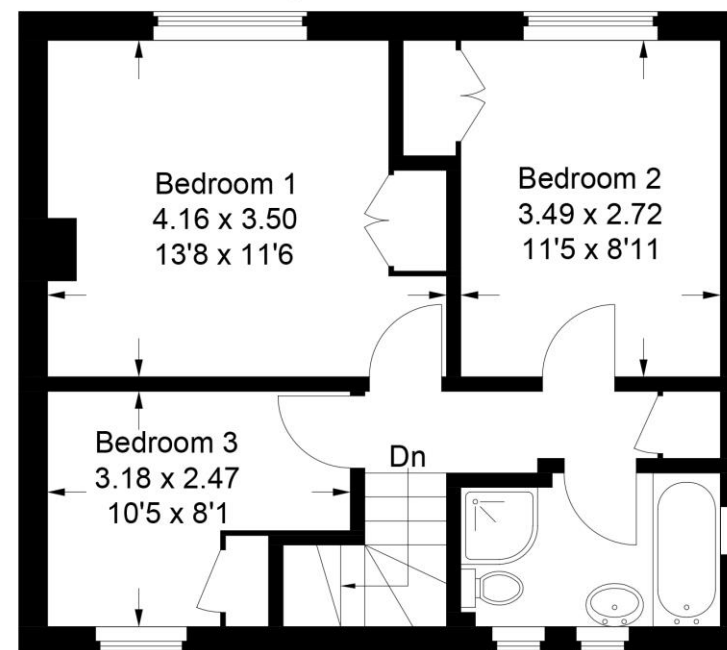
Approximate Gross Internal Area
 Ground Floor = 43.2 sq m / 465 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Store = 1.9 sq m / 20 sq ft
 Total = 87.8 sq m / 945 sq ft



(Not Shown In Actual
 Location / Orientation)



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.