



20 Allen Drive    Walter's Ash    Buckinghamshire    HP14 4SS

*A beautifully presented, extended, three bedroom, detached house in a quiet, cul-de-sac location in a popular village close to amenities, excellent schooling and Naphill Common.*

Entrance hall | Cloakroom | Kitchen/Dining room | Sitting room | Family Room/Office | Utility room | Master bedroom with ensuite shower room | Two further bedrooms | Family bathroom | Integral Garage | Driveway parking | South-West facing back gardens

---

This beautifully renovated home has been extended and is presented in 'move in' condition, providing flexible family accommodation over two floors.

Entry through the front door opens to a spacious hallway with cloakroom to your right. This leads into the generously sized dining room where stairs rise to the first floor, and the kitchen beyond. The kitchen is well fitted in a range of cream coloured, shaker style units and solid wood worksurfaces with integrated appliances including a range cooker, with a breakfast bar dividing the cooking and eating areas. From here the side passageway is accessed and leads into a utility area, with a door into the rear garden, and a second reception room which could be used for a variety of purposes, maybe a family room, office or even a further bedroom with bi-fold door onto the garden. The dual aspect sitting room features a multi-fuel stove set into a feature fireplace with patio doors providing access to the south-westerly rear garden.

Upstairs the extended master bedroom now offers a newly fitted en-suite with a large walk-in shower. There is a further double bedroom with a built-in cupboard plus a large single bedroom along with a very attractive family bathroom with roll-top bath.

Outside there is a low maintenance southerly aspect rear garden which wraps around to the side of the property and incorporates a hard-standing area. To the front there is an up an over door to the garage, driveway parking for several vehicles, a door into the inner lobby and access to the rear gardens.

#### **DIRECTIONS**

From our offices in Naphill continue through the village in the direction of Walter's Ash. Turn right into Clappins Lane and first left into Allen Drive. Number 20 is the fourth house on the left indicated by our For Sale board.

**Price... £585,000 ... 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 CATCHMENTS (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 F | EPC Band C

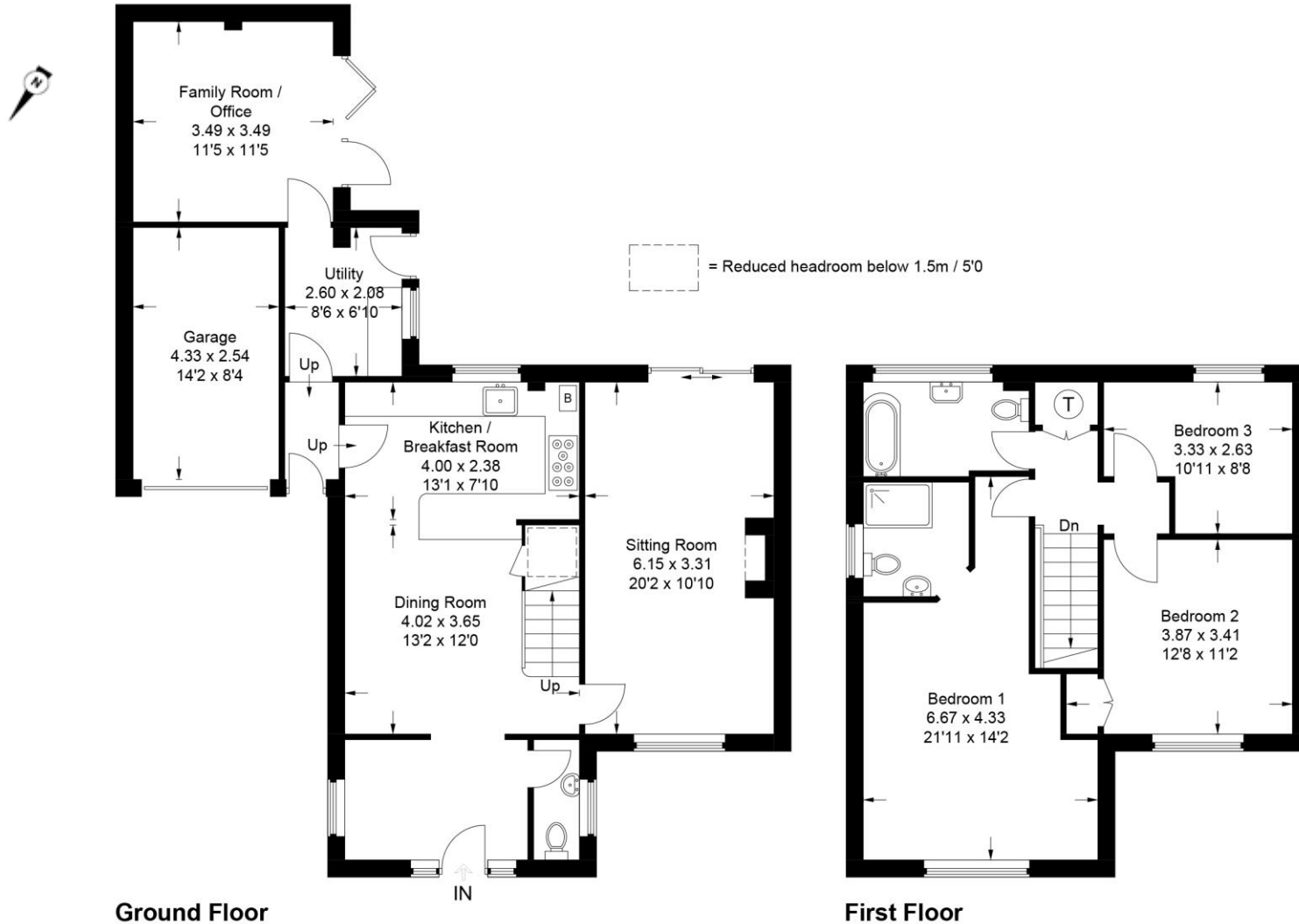
## MORTGAGE

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 fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
 Ground Floor = 75.8 sq m / 816 sq ft  
 First Floor = 55.1 sq m / 593 sq ft  
 Garage = 11.2 sq m / 120 sq ft  
 Total = 142.1 sq m / 1,529 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.