

Templewood, Walters Ash High Wycombe HP14 4UF



welcome to

Templewood, Walters Ash High Wycombe

Brown & Merry are pleased to offer for sale this immaculate three bedroom semi detached in Walters Ash. The property benefits from gardens to the front and rear, local schools and amenities and is ideal for a family, first time buyer or investor.





Enter this recently renovated turn-key property via the spacious hallway leading to the large kitchen and lounge both with access to the dining room.

The first floor comprises a landing with storage cupboard, three bedrooms with built in storage, bathroom and separate w.c.

Outside the property offers lawned area to the front, gated access to the rear garden which is laid to lawn offering a blank canvas to create a space to suit your family's needs.

Set within the breathtaking Chiltern Hills-an Area of Outstanding Natural Beauty- Walters Ash and neighbouring Naphill offer a perfect balance of tranquillity and convenience. Residents enjoy a range of local amenities, a welcoming village pub, and scenic woodland walks right on their doorstep. High Wycombe town centre, with its excellent shops, schools, and transport links, is just a short drive away, making this an ideal home for families and commuters alike.

Hallway

Reception Room

13' 6" x 13' 1" (4.11m x 3.99m)

Dining Room

9' 1" x 7' 11" (2.77m x 2.41m)

Kitchen

11' 9" x 8' 11" (3.58m x 2.72m)

Landing

Bedroom 1

13' 6" max x 11' 5" max (4.11m max x 3.48m max)

Bedroom 2

11' 5" x 9' (3.48m x 2.74m)

Bedroom 3

10' 4" max x 8' 1" max (3.15m max x 2.46m max)

Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

W.C.











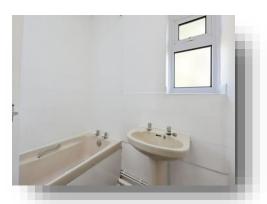
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- NO UPPER CHAIN
- NEWLY REFURBISHED
- SEMI-DETACHED
- THREE BEDROOMS
- SEPARATE LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: C

£425,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103471



Property Ref: CSM103471 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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