



**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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## Templewood, Walters Ash High Wycombe

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

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£410,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CSM103471 - 0006

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