





welcome to

Woodcock Avenue, Walters Ash High Wycombe

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





Enter this recently renovated turn-key property via the spacious hallway leading to the large kitchen/diner with access to the side path and into the rear garden and the dual aspect lounge with picture windows to the front and rear.

The first floor comprises a landing, two double bedrooms, the larger of which has dual aspect picture windows to the front and rear and a family bathroom with storage cupboard.

Outside the property offers driveway parking with lawned area to the side and gated access to the rear garden which is laid to lawn offering a blank canvas to create a garden 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

Kitchen

15' 4" max x 13' 10" max (4.67m max x 4.22m max)

Reception Room

17' 10" max x 9' 9" max (5.44m max x 2.97m max)

Landing

Bedroom 1

15' 4" max x 9' 11" max (4.67m max x 3.02m max)

Bedroom 2

11' 10" max x 10' 9" max (3.61m max x 3.28m max)

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)











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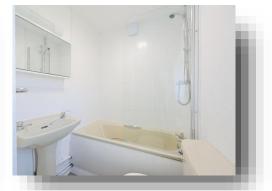
Woodcock Avenue, Walters Ash High Wycombe

- NO UPPER CHAIN
- NEWLY REFURBISHED
- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER

Tenure: Freehold EPC Rating: C

£395,000







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Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103472



Property Ref: CSM103472 - 0003 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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