



Woodcock Avenue, Walters Ash High Wycombe HP14 4TW

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSM103472 - 0003

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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