



Woodcock Avenue, Walters Ash High Wycombe HP14 4TW



welcome to

Woodcock Avenue, Walters Ash High Wycombe

Enter the property via the spacious hallway leading to the large kitchen/diner with access to the side path and into the rear garden and the lounge with windows to the front and rear.

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

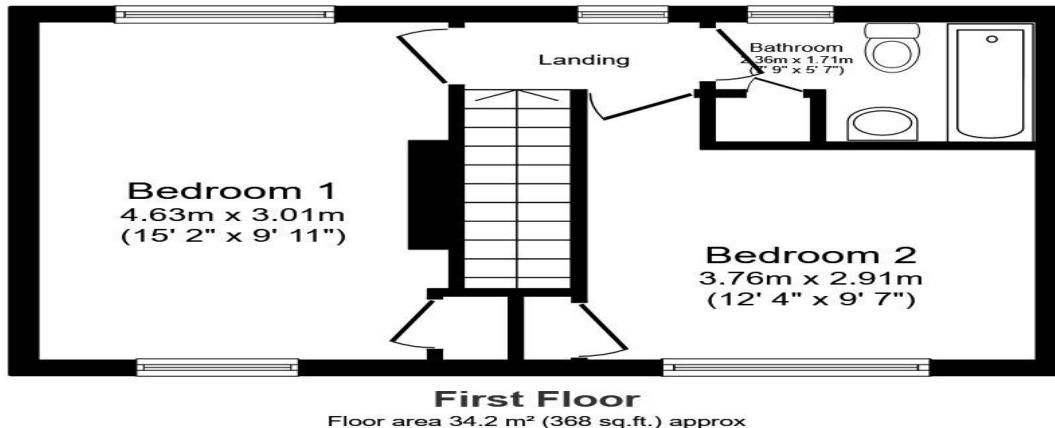
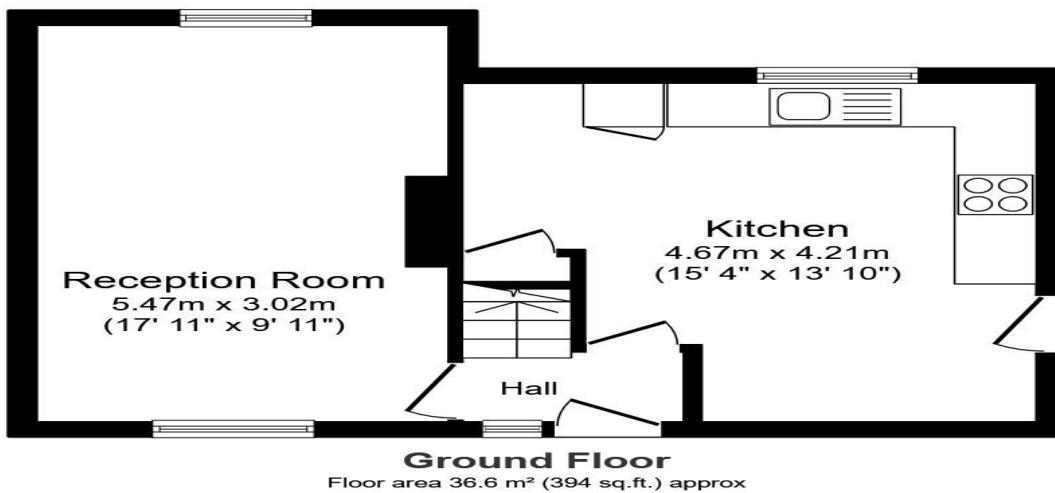
Outside the property offers driveway parking with lawned area to the side and gated access to the rear garden which is laid to lawn offering a blank canvas to create a garden to suit your family's needs.

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.



Woodcock Avenue Walters Ash

Total floor area 70.8 m² (762 sq.ft.) approx



Contact Telephone...
Contact Address...

This plan is for illustration purposes only and
may not be representative of the property. Plan
not to scale.

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Hallway

Reception Room

17' 11" x 9' 11" (5.46m x 3.02m)

Kitchen

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

Bedroom 1

15' 2" x 9' 11" (4.62m x 3.02m)

Bedroom 2

12' 4" max x 9' 7" max (3.76m max x
2.92m max)

Bathroom

7' 9" max x 5' 7" max (2.36m max x 1.70m
max)

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- NO UPPER CHAIN
- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- DUAL ASPECT RECEPTION ROOM

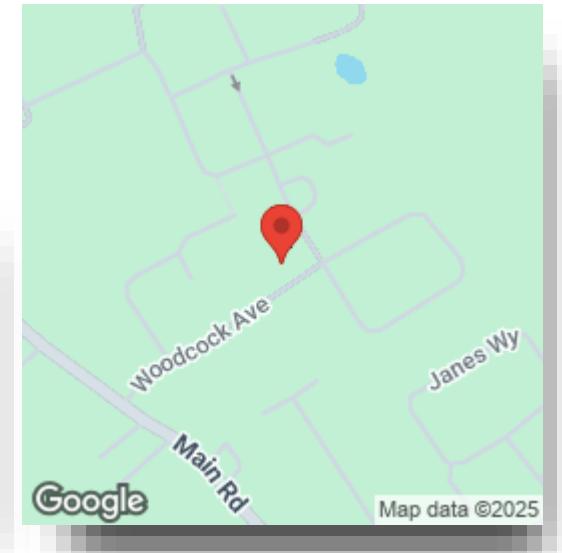
Tenure: Freehold EPC Rating: C

Council Tax Band: D



offers over

£380,000



view this property online brownandmerry.co.uk/Property/CSM103548

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Property Ref:
CSM103548 - 0004

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Please note the marker reflects the postcode not the actual property



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