



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.

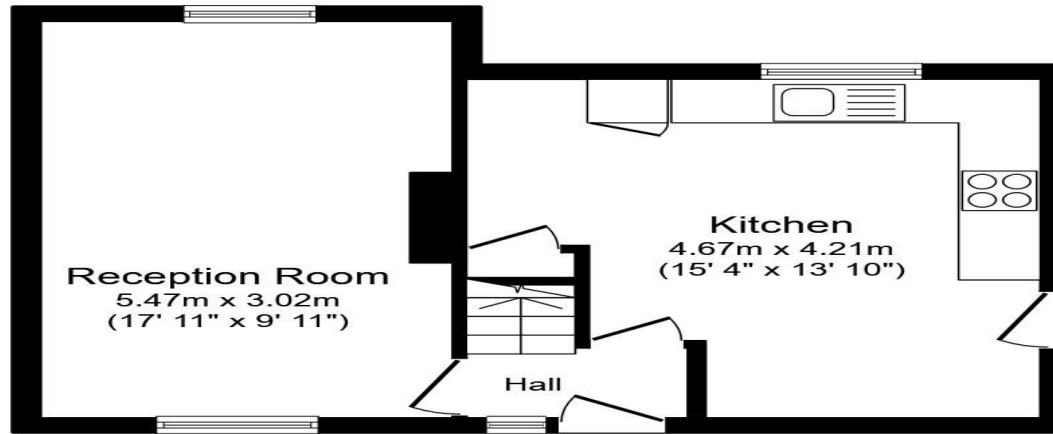
Outside the property offers driveway parking with lawned area to the side and gated access to the rear garden which is laid to lawn offering a blank canvas to create a garden to suit your family's needs.

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.



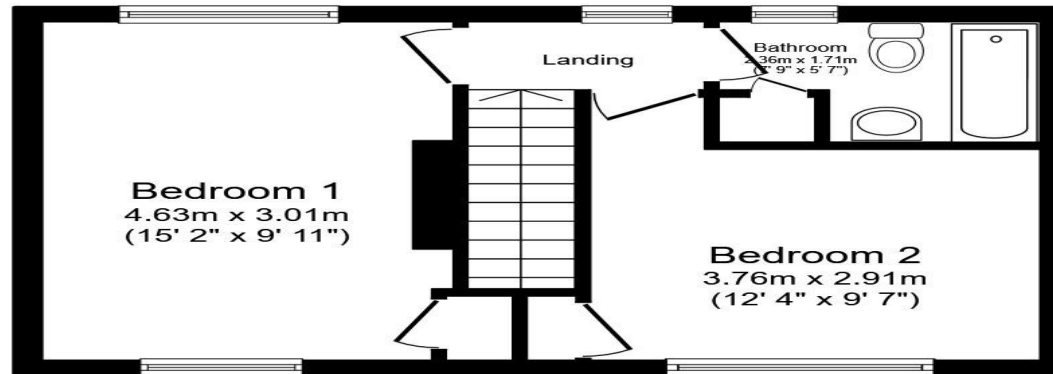
Woodcock Avenue Walters Ash

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



Ground Floor

Floor area 36.6 m² (394 sq.ft.) approx



First Floor

Floor area 34.2 m² (368 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.

Powered by Focal

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)

welcome to

Woodcock Avenue, Walters Ash High Wycombe

- 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



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103548](https://www.brownandmerry.co.uk/Property/CSM103548)



Property Ref:
CSM103548 - 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.

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.


brown & merry



01494 775650



chesham@brownandmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)