



**Connells**

Main Road  
Walters Ash High Wycombe

# Main Road Walters Ash High Wycombe HP14 4TH

for sale guide price  
**£625,000**



## Property Description

Located within the Chiltern Area of Outstanding Natural Beauty, surrounded by countryside and woodland is the village of Walters Ash; this rarely available detached bungalow is offered to the market with no onward chain and with great potential and scope for extension (STPP).

With large front and rear gardens, mostly laid to lawn, with mature trees, shrubs and hedges bordering. Block paved driveway with space for two cars in addition to the garage, which ideally has access to the rear garden.

Upon entering, you will find yourself in a small porch area, ideal for discarding footwear and coats after a long country walk; The versatile accommodation includes a large L-Shaped reception room benefits from lots of natural light provided by the dual aspect windows and sliding doors. The light modern kitchen has been designed to maximise space and create a light and airy environment. With wall and base level storage, integrated oven and hob. Window overlooking the side aspect and door accessing the garden.

Currently benefitting from three double bedrooms, two with fitted storage, and the family shower room with shower cubicle, wash hand basin with vanity, WC and storage cupboard.

## Location

The countryside surrounding Walters Ash is ideal for leisurely strolls through ancient woodlands, with National Trust properties and land slightly further afield in High Wycombe.

For families, the area is renowned for its schooling options with local primary schools or nearby secondary schools. With shops and facilities within the local area, ideal for day-to-day needs.

For the commuter, the towns of High Wycombe and Princes Risborough provide trains to London and Oxford.

## Porch

7' 5" max x 3' 5" max ( 2.26m max x 1.04m max )

## Entrance Hall

8' 2" max x 7' 8" max ( 2.49m max x 2.34m max )

## Reception Room

19' 8" max x 22' 9" max ( 5.99m max x 6.93m max )

L-Shaped reception room with sliding doors to the garden. Door to the kitchen.

## Kitchen

8' 8" max x 11' 8" max ( 2.64m max x 3.56m max )

Wall and base level units. Integrated appliances including oven and hob. Wall mounted boiler. Door to garden.

## Bedroom One

10' 9" max x 12' 8" max ( 3.28m max x 3.86m max )

Double bedroom with fitted wardrobe. Radiator and double glazed window.

## Bedroom Two

10' 8" max x 8' 9" max ( 3.25m max x 2.67m max )

Double bedroom with fitted wardrobe. Radiator and double glazed window.

### Bedroom Three

10' 8" max x 10' 9" max ( 3.25m max x 3.28m max )

Double bedroom. Double glazed window. Radiator

### Shower Room

11' 4" max x 8' 2" max ( 3.45m max x 2.49m max )

With shower cubicle, wash hand basin with vanity, WC and storage

### Garage

16' 10" max x 10' 7" max ( 5.13m max x 3.23m max )

Large garage with the potential to be extended (STPP)





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**EPC Rating: D**

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Tenure: Freehold



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