



4 Ash Close, Walters Ash, Buckinghamshire, HP14 4TR

A well presented and extended, three bedroom, detached bungalow in the heart of Walters Ash, with a wonderful kitchen/diner and pleasant, enclosed rear gardens.

| Porch | Entrance Hall | Three Bedrooms | Family Bathroom | Shower Room | Sitting Room | Open Plan Kitchen/Diner | Integral Garage | Conservatory | Landscaped Gardens | Summer House | Driveway |

A well presented and spacious, three-bedroom, detached bungalow, ideally located within a quiet cul-de-sac in the heart of Walters Ash village. Offered to the market with a complete chain, the property would make a perfect downsize or family purchase.

Skillfully extended over the years, the property offers versatile accommodation that flows throughout. On entering the property there are two front aspect, good size, double bedrooms either side of the entrance hall with fitted wardrobes to bedroom two. A family bathroom provides both a shower and bath with fully tiled floor and walls. The third bedroom is accessed from the kitchen/diner and benefits from an en-suite shower room and enjoys a side aspect overlooking the garden.

To the rear of the property is the 21' sitting room with feature stone fireplace and patio doors leading to the conservatory. A particular feature of the bungalow is the well planned kitchen/diner. The kitchen has a range of floor and wall mounted, Shaker style, units with laminate work tops, inset four ring electric hob, integrated double oven and grill, fridge, freezer and space and plumbing for dishwasher. Flowing from the kitchen is the dining area with space for dining table and doors leading to the conservatory.

The private, enclosed rear garden is laid mainly to lawn, bordered by mature hedging with a raised seating area, perfect for barbeques and entertaining. To the front is a paved driveway offering ample parking and access to the garage, also entered from the dining room. Walters Ash offers local amenities just a short stroll from the front door.

Price... £545,000 *Freehold*



LOCATION

Walter's Ash is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a supermarket, café, petrol station, garage, opticians and a popular primary school, plus an excellent bus service. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Walter's Ash is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

DIRECTIONS

From our Naphill office, proceed along Main Road into Walter's Ash. Turn left into Ash Close and the property can be found on the left of the cul-de-sac.

School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar; John Hampden, Aylesbury Grammar Girls' Grammar; Wycombe High School; Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

Additional Information

EPC Band D

Council Tax Rating E

MORTGAGE

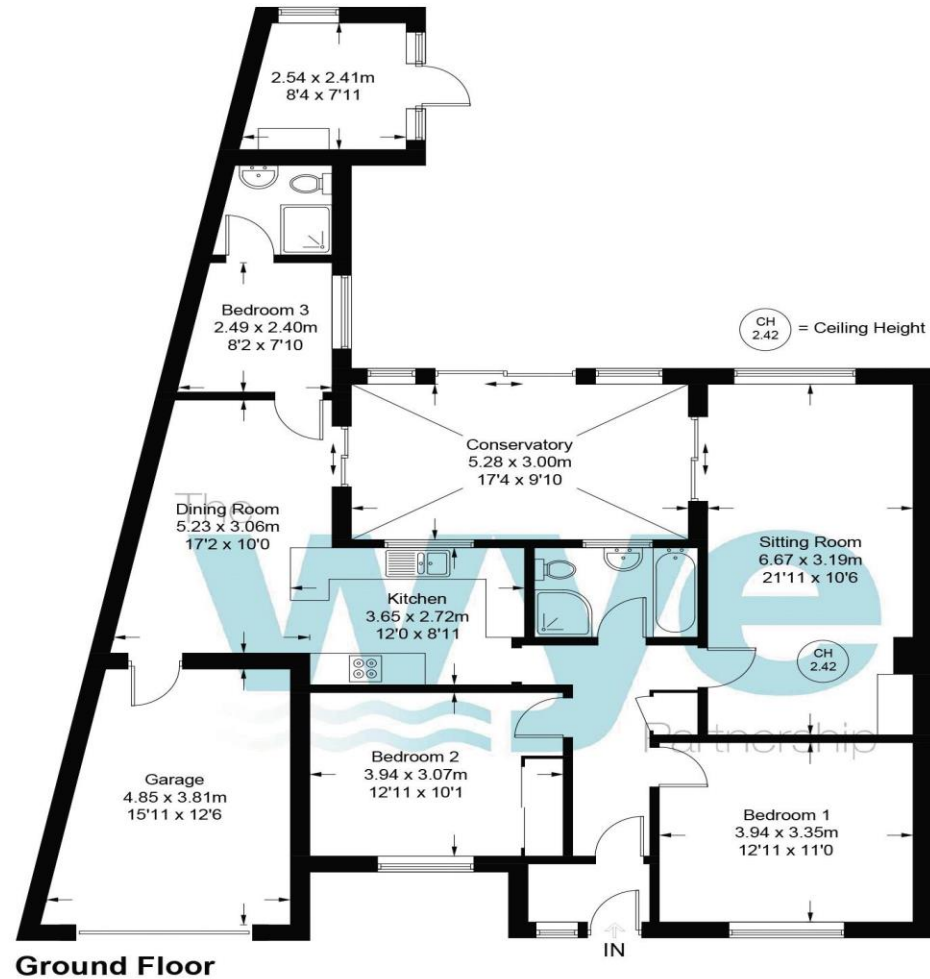
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Walters Ash

Approximate Gross Internal Area = 137.9 sq m /1484 sq ft (Including Garage)



Floor Plan produced for Wye Partnership by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership