



33 Woodcock Avenue, Walters Ash, Buckinghamshire, HP14 4TW



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*A well presented two double bedroom semi-detached home, located on the popular Woodcock Avenue development in the heart of Walters Ash*

| Entrance Hall | Cloakroom | Kitchen | Sitting Room | Two Double Bedrooms | Family Bathroom | Rear Garden | Garden Room | Allocated Parking Space | No Onward Chain |

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Located on the popular Woodcock Avenue development in the heart of Walters Ash is this well presented, two double bedroom semi-detached property.

33 Woodcock Avenue has undergone updating over the last few years to include newly fitted kitchen, new bathroom with Duravit bathroom fittings, new downstairs wc, new boiler and new windows and doors.

Upstairs are two double bedrooms with a modern family shower room. There is also a spacious lounge with separate modern kitchen and a cloakroom downstairs.

The property benefits from a large garden with a decked patio, superb garden cabin with log burner, suitable for dining/entertaining, with a further shed for additional storage. There is covered side access to the front providing dry storage for logs etc, and leads to an allocated parking space, where plenty of additional on street parking can be found, to the side of the property.

The house benefits from gas central heating and replacement double glazing with a modern front door.

Offered to the market with no onward chain the property would make an ideal first or investment purchase.

**Price... £420,000**

*Freehold*





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## LOCATION

Walters Ash is located high in the Chiltern Hills, surrounded by beautiful countryside. There is a good range of facilities for day to day needs plus an excellent bus service. There are numerous country walks and bridleways through the area. For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, providing access to the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (5 miles).

## DIRECTIONS

From our office in Naphill turn left and proceed out of the village via Main Road towards Walters Ash. Continue into Walter's Ash and Woodcock Ave can be found opposite the petrol station. 33 can be found on the left hand side.

## ADDITIONAL INFORMATION

EPC EER Rating D

Council Tax Band C

## SCHOOL CATCHMENT 2024/5

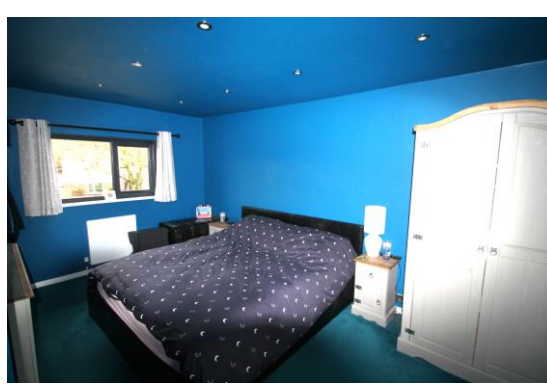
Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar, John Hampden, Aylesbury Grammar Girls' Grammar; Wycombe High School; Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

## 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.*

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120 High Street, Prestwood, Buckinghamshire, HP16 9HD  
01494 868 000  
prestwood@wyecountry.co.uk  
wyeres.co.uk

The **wye** Partnership  
