



Silvertiles, Burdett Drive, Walters Ash, Buckinghamshire, HP14 4TL

A comprehensively updated and extended, three reception room, four bedroom, two bathroom, detached bungalow in the heart of Walters Ash. The property sits on a generous, level, corner plot and has parking for several vehicles plus a garage. No Onward Chain.

Entrance hall | Cloakroom | Utility room | Kitchen/Dining Room | Living room | Study | Main bedroom with ensuite shower room | Three further bedrooms | Family bathroom | Attached garage

The property is approached across a combination brick paver/tarmac drive with ample parking and an enclosed parking/amenity space.

The entrance hall is flooded with light from a lantern light whilst neutral LVP flooring leads the eye through to the kitchen/diner beyond. To the right are two storage cupboards, one containing the under-floor heating manifolds and to the left the downstairs cloakroom and utility room. The well fitted utility room has navy blue units, a sink, plumbing for a washing machine and the boiler. Opposite is a door into the garage.

A wide opening leads into the kitchen/dining room, the focal point of the bungalow. Flooded with light from a lantern light, bi-fold doors and side window this adaptable space is fitted with a well-planned contemporary kitchen in navy blue and accented with dark oak top units and built in seating. There are quartz worktops throughout and an integrated induction hob, fan oven and combi-microwave (AEG) wine fridge and fridge freezer with ice maker. There is ample space for a large dining table and seating.

The kitchen opens out to the study area with feature fireplace with oak mantel and from here a door leads into the double-aspect living room.

The bedrooms are all located at the end of an inner hallway which has a generous storage cupboard and loft access (ladder provided).

The main bedroom has built in wardrobes and a generous ensuite with a walk in shower and vanity basin and concealed cistern W.C. There are three further double bedrooms and a family bathroom fitted with a white suite comprising of bath (with shower over) back to the wall W.C and vanity unit.

Outside, there is garden on three sides of the house with the main entertaining area being a ceramic tiled terrace outside the kitchen. The gardens represent a level "blank canvas" surrounded by a combination of fencing and hedging. There is an area of hard standing suitable for a home office. The garage is fitted with an electric roll-up garage door and has rafter storage.

Price... £875,000 *Freehold*



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 follow Main Road towards Walters Ash. Burdett Drive is the second turning on the left after the allotments. The bungalow is the first property on the left.

ADDITIONAL INFORMATION

Council tax band E

EPC rating C

SCHOOL CATCHMENTS 2025/6

Primary- Naphill and Walters Ash combined school
Boys' grammar- The Royal Grammar School, John Hampden Grammar School, Aylesbury Grammar School

Girls' grammar - Aylesbury High School, Wycombe High School

Upper school- The Princes Risborough secondary school.

(we recommend you check availability at individual schools)

MORTGAGE

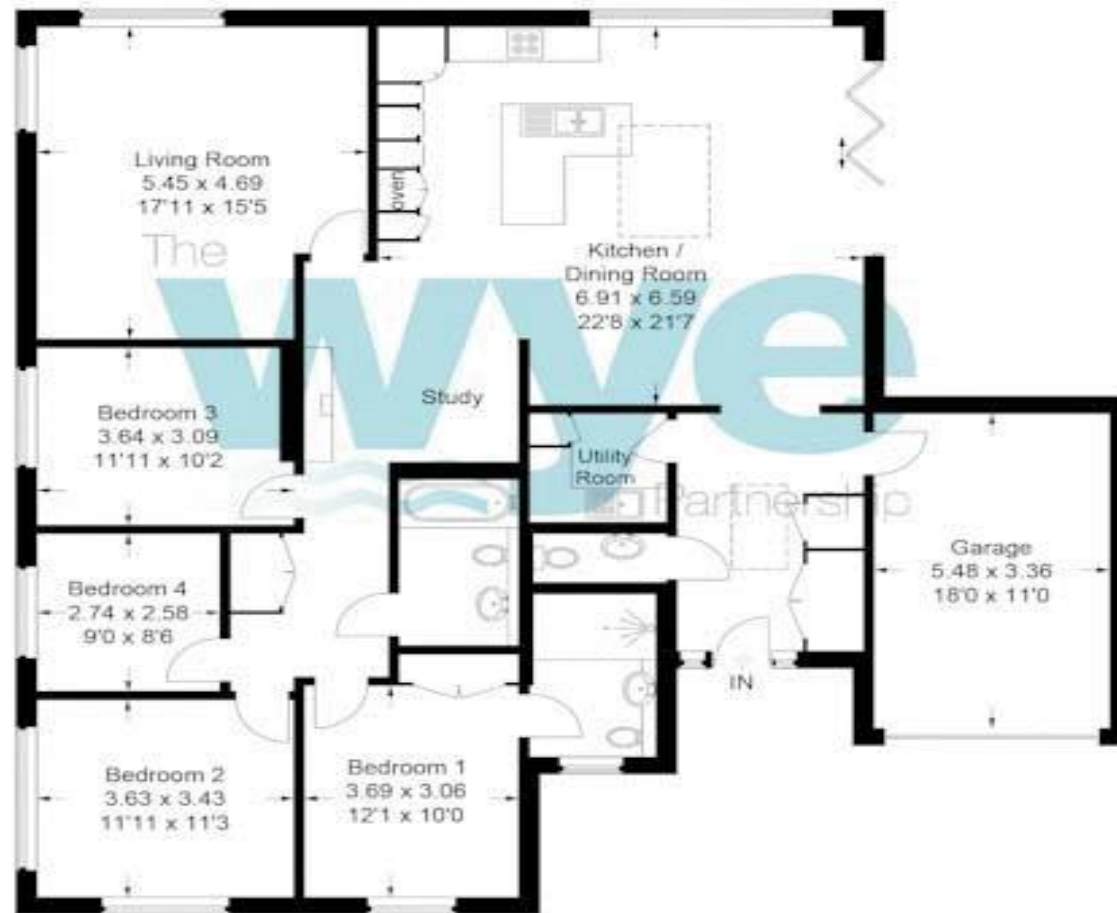
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Silvertiles, Burdett Drive

Approximate Gross Internal Area = 180.8 sq m / 1946 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Wye

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership