



1 Honey Way, Walters Ash, Buckinghamshire, HP14 4TT

A wonderful and well-proportioned detached bungalow offering three good size double bedrooms and two reception rooms. Offered to the market with no onward chain with new carpets and fresh decoration throughout. Envious, quiet cul-de-sac location with outstanding, generous gardens.

| Entrance Porch | Entrance Hall | Inner Hallway | Kitchen/Breakfast Room | Dining Room | Living Room | Family Bathroom | Three Bedrooms | En-Suite | Garage | Driveway | Extensive Gardens |

A well proportioned, three bedroom detached bungalow offered to the market with no onward chain. Much loved by the previous owners the property has been freshly decorated with new carpets fitted. Honey Way is a quiet cul-de-sac nestled in the heart of Walters Ash close to local amenities.

Accessed via a front door at the side, an initial entrance leads to a welcoming inner hallway providing access to all reception rooms. To the left is a well appointed kitchen with a range of white floor and wall mounted units and space for a breakfast table. Adjoining the kitchen is a traditional separate dining room with scope to knock through and create a large kitchen/diner. Double glass doors then lead to a generous living room with double patio doors to the rear and further door to the side of the property.

To the other end of the bungalow is firstly, the family bathroom with a three piece white suite including bath. The third bedroom is a small double and enjoys a front aspect. Bedrooms two and three are excellent double rooms with bay windows providing an abundance of natural light with the main bedroom benefitting from built in wardrobes and an en-suite shower room.

A particular feature of this pretty bungalow is the larger than average gardens. From the driveway and garage a lawned area with path and patio leads to a great size level lawn with picket fencing and mature trees. The space provides a blank canvas for the keen gardener, a wonderful games area for children or a perfect area for entertaining. Areas of lawn also border the side and front of the property.

Located to the rear is a single garage with up and over door, rear door and driveway parking.

Price... £650,000 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 (opposite The Co-Op) and immediately right into Honey Way where the property will be found on the left

ADDITIONAL INFORMATION

Council Tax Band G

EPC EER Rating D

SCHOOL CATCHMENT 2025/6

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

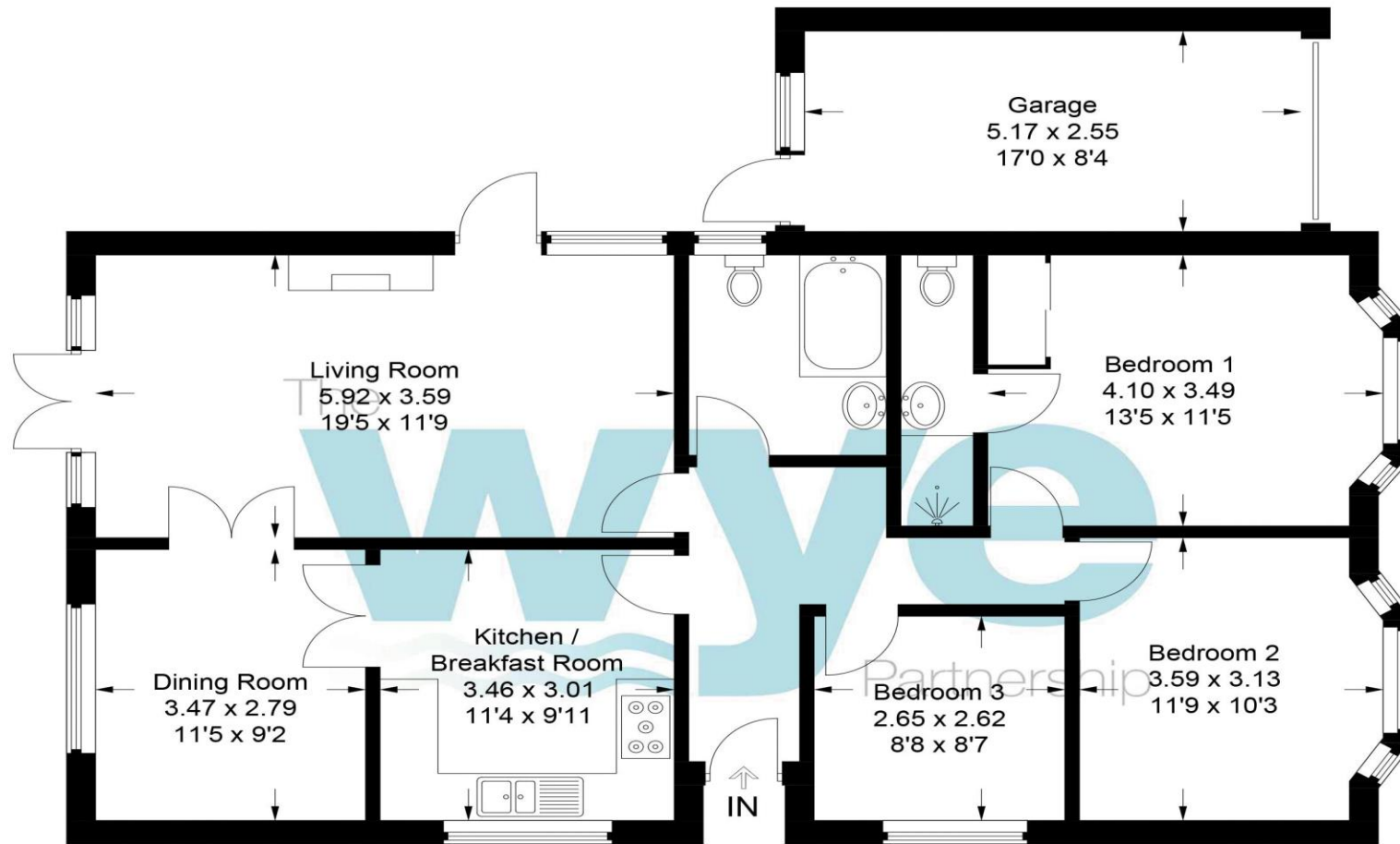
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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.



1 Honey Way

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 107.7 sq m / 1159 sq ft



Ground Floor

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.

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The **wye** Partnership