



# 1 Honey Way

Walters Ash, High Wycombe

- Excellent corner plot with wrap around gardens
- Good size bedrooms, en-suite to main bedroom
- Three bedroom detached bungalow
- Quiet cul-de-sac location

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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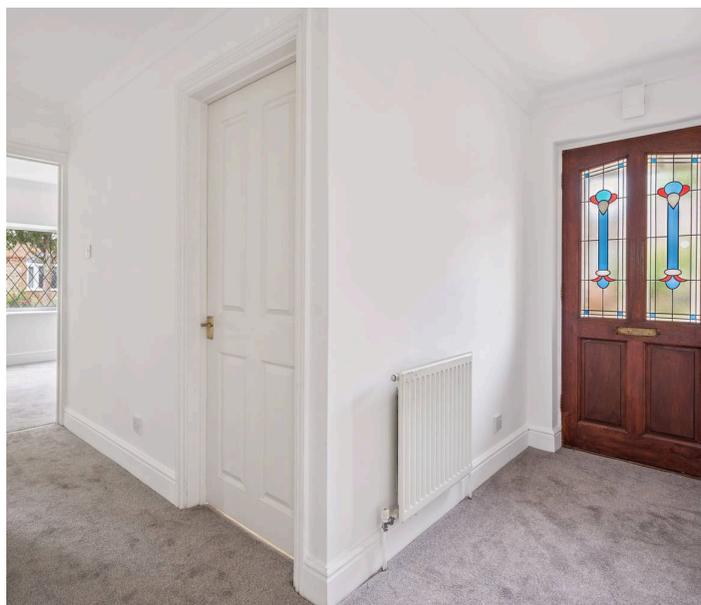
A well proportioned, three bedroom detached bungalow offered to the market with no onward chain. Much loved by the previous owners the property has been freshly decorated with new carpets fitted. Honey Way is a quiet cul-de-sac nestled in the heart of Walters Ash close to local amenities.

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.

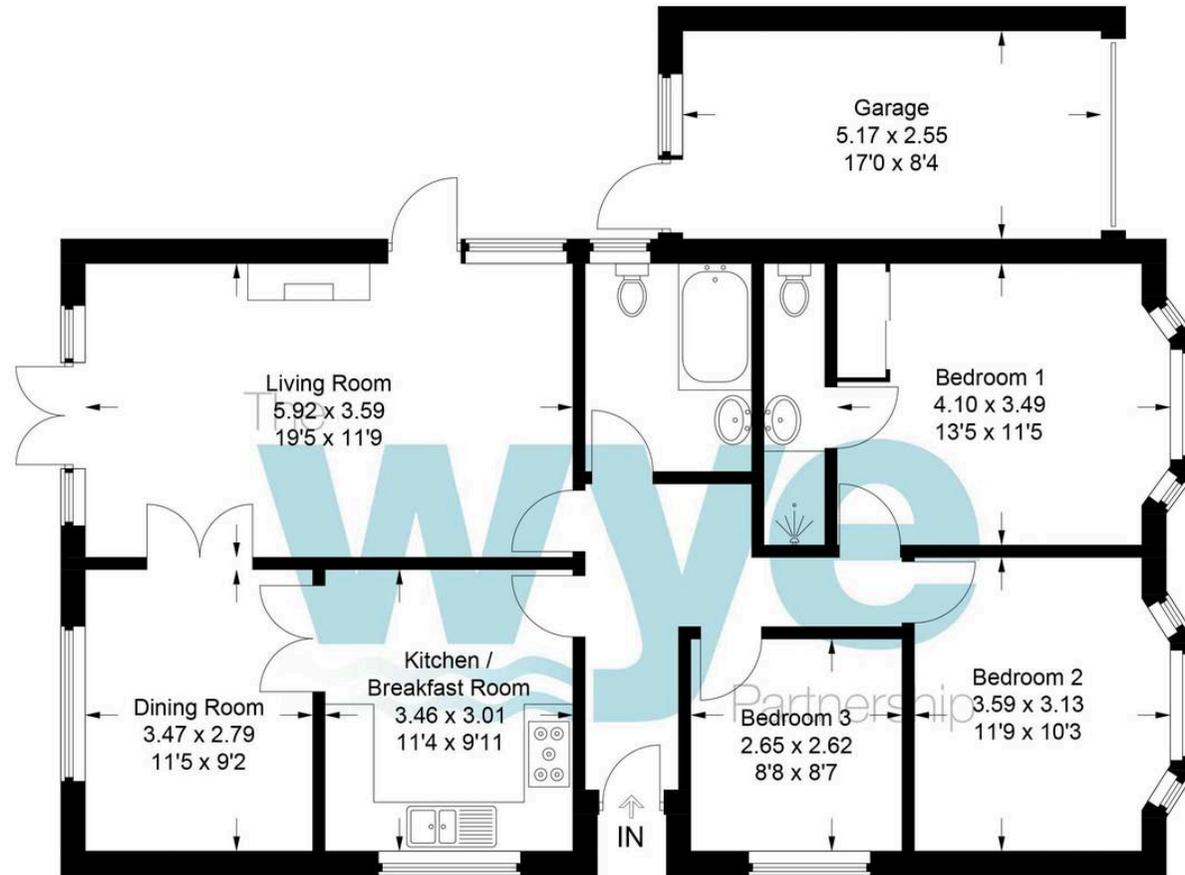
A particular feature of this pretty bungalow are the larger than average gardens. From the driveway and garage a lawned area with path and patio leads to a great size level lawn with picket fencing and mature trees. The space provides a blank canvas for the keen gardener, a wonderful games area for children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



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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 Prestwood

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