



bonners & babingtons

Woodcock Avenue
Walters Ash

Woodcock Avenue Walters Ash Buckinghamshire HP14 4TN

Guide Price £525,000

Situated on a corner plot in the popular village of Walter's Ash, this beautifully presented three-bedroom semi-detached home offers stylish, modern living that has been thoughtfully extended and upgraded by the current owners, who have enjoyed nine very happy years here.

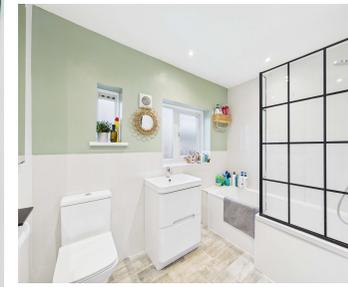
The standout feature of the property is undoubtedly the heart of the home: a stunning open-plan kitchen, dining and lounge space, designed perfectly for both everyday living and entertaining. The contemporary kitchen is finished in soft, neutral cloud grey tones with sleek touch-opening cabinetry and benefits from a range of integrated appliances, including a full-height fridge and freezer and an AEG dishwasher. A built-in breakfast area provides an ideal spot for casual dining, complete with clever additional storage.

Bi-fold doors seamlessly stretch the length of the rear, flooding the downstairs space with natural light, enhanced further by skylights overhead. Underfloor heating runs throughout the kitchen, utility room and hallway, adding a luxurious touch. A separate utility area and convenient downstairs WC are located just off the kitchen. To the front of the property is a charming snug, perfect as a cosy retreat, reading room, playroom or home cinema space.

Upstairs, the property offers two well-proportioned double bedrooms overlooking the garden, along with a further third bedroom. The second bedroom benefits from fitted white wardrobes with elegant gold handles, while the main bedroom suite is beautifully styled with light fuchsia panelling and a built-in wardrobe. The modern family bathroom is fitted with a bathtub and overhead shower.

Externally, the property continues to impress with allocated parking, solar panels, and a secluded rear garden designed for low-maintenance enjoyment. The garden is laid with artificial lawn and features a pathway leading to the garden office, providing a peaceful and practical outdoor space ideal for relaxing, entertaining or working from home. The corner plot position further enhances both privacy and outdoor appeal.





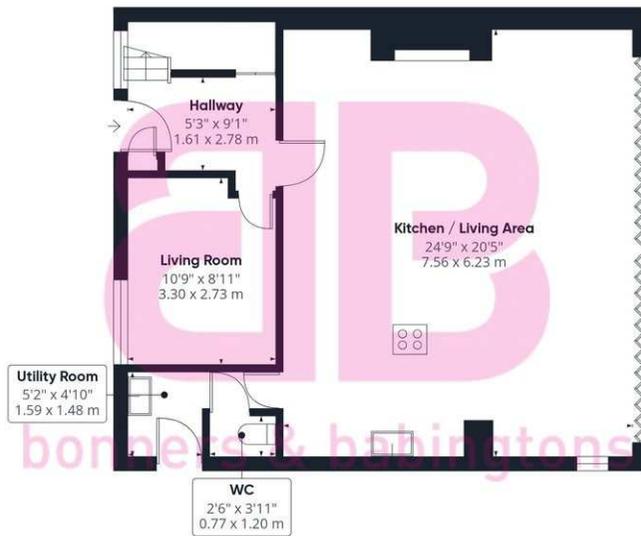
Walters Ash

Walters Ash is located in the heart of the Chilterns, an Area of Outstanding Natural Beauty, and surrounded by Green Belt. Local amenities include a Post Office, shops, a garage and a highly regarded local primary school. Princes Risborough (3 1/2 miles) and High Wycombe (4 miles) provide a wider array of shopping and leisure facilities, excellent secondary schools and main line stations providing links to London, Marylebone (40 minutes) and the midlands (1hr & 30 minutes approx). There is an excellent local bus service and M40 (junction 4) is within 6 miles.

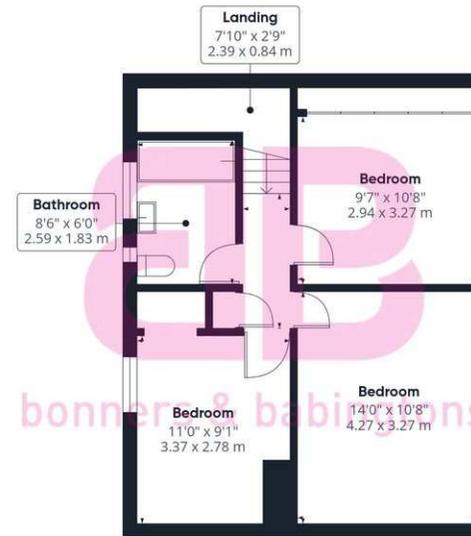


Tenure: Freehold
Council Tax Band: D

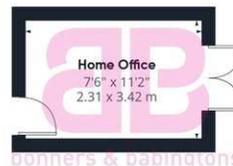
Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1274 ft²
118.1 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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