



39 Ash Close Walter's Ash Buckinghamshire HP14 4TR

A well presented, two bedroom semi-detached bungalow situated in a quiet cul-de-sac close to the heart of the Chiltern Village of Walter's Ash and local amenities.

Entrance Hall | Living/Dining Room | Kitchen/Breakfast Room | Utility Room
| Two double bedrooms | Family Bathroom with walk-in shower | Internal lobby
| West facing rear garden | Detached Garage | Front Garden with Driveway Parking

This delightful two bedroomed bungalow is situated in a quiet cul-de-sac close to local amenities, excellent schooling, and lovely woodland walks on Naphill Common. The property has been extended to provide flexible accommodation but would now benefit from some minor cosmetic updating and potential further extension (STPP).

Upon entering the property, the two double bedrooms can be found to the front with one benefiting from built-in wardrobes. Continuing through, a large family bathroom with a wet room style walk-in shower can be found on the right and access to the living room on the left. The living room, with ample space for a sitting area and dining room table and chairs, provides access to the rear garden via patio doors. The room also benefits from a small roof light providing additional light and has access to the kitchen/breakfast room.

This bright and airy space is fitted with light wood base and wall units with a white work surface with a built-in cooker and extractor fan. There is ample space for free standing appliances and a seating area. To the rear of the kitchen there is a utility room with plumbing for a washing machine. There is a small internal lobby which provides additional storage.

The property boasts a good sized west facing rear garden laid mainly to lawn and a small front garden. To the side of the house there is a driveway providing ample space for 3+ vehicles with access to the detached single garage situated to the rear of the property.

The property benefits from double glazing, gas central heating and has a large, partly boarded loft space that could be converted into further living accommodation subject to necessary permissions.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Turn right into Ash Close opposite the Co-op and the property can be found on the right indicated by our sales board.

PRICE OIEO £500,000 Freehold



AMENITIES

Walter's Ash is located high in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There are local schooling and shopping facilities for day to day needs including a supermarket, coffee shop, cafe, garage, opticians and a popular primary school, plus an excellent bus service. Nearby Naphill offers a Post Office, active village hall with coffee shop, playing fields, beauty salon, hairdressers and public house. There are numerous country walks and bridleways through the areas famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).



SCHOOL CATCHMENT (2021/22)

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)



ADDITIONAL INFORMATION

Council Tax Band D | EPC Band D

MORTGAGE

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

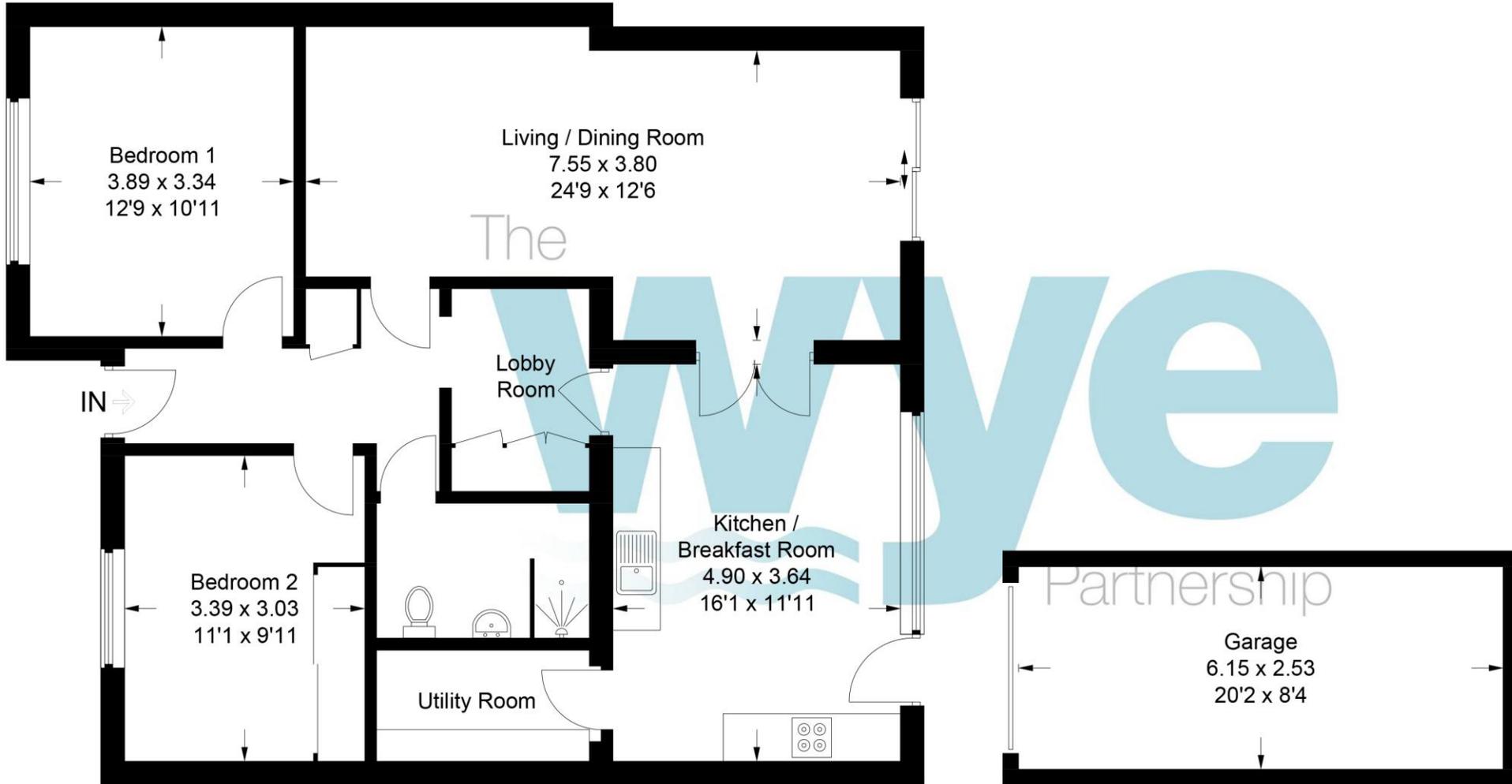
Whilst we endeavor to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



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39 Ash Close

Approximate Gross Internal Area = 95.1 sq m / 1,024 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 110.8 sq m / 1,193 sq ft



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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