



19 Ash Close Walter's Ash Buckinghamshire HP14 4TR

A large four bedroom semi-detached house with a good size southerly facing rear garden, situated in a quiet cul-de-sac close to village amenities, offered to the market with no onward chain.

Entrance hall | Sitting room | Kitchen/Dining room | Utility/cloakroom | Four bedrooms | Bathroom | Integral garage | Driveway parking | Southerly facing rear garden

This spacious semi-detached property is situated within the popular village of Walter's Ash, close to local amenities, schooling and an excellent bus route running between Aylesbury and High Wycombe. The accommodation offers flexible living over three levels, with the loft conversion creating a good size bedroom.

The open plan kitchen/dining/family area is conducive to contemporary living with sliding doors to the delightful rear garden, however minor alterations could convert this to a modern open plan area and a great family space. The 24' sitting room could be divided up to make an additional room – a study perhaps or even incorporated within the kitchen/family space if more extensive alterations were undertaken. A useful cloakroom/utility room is off of the side lobby which has access to the rear garden and the integral garage.

The first flight of stairs takes you to three bedrooms, all with built in wardrobes, and the family bathroom. Up a further flight is the master bedroom.

To the front there is driveway parking, garage and access to the side lobby, leading into the garage and sizable rear garden beyond.

The property offers an opportunity for modernization and enlargement (stpp) and has the advantage of no onward chain.

DIRECTIONS

From our offices in Naphill continue through the village in the direction of Walter's Ash. Pass the parade of shops on your left and turn left into Ash Close. Number 19 will be found at the far end of the Close, indicated by our For Sale board.

Price... £550,000 ... 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 (2022/23)

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)

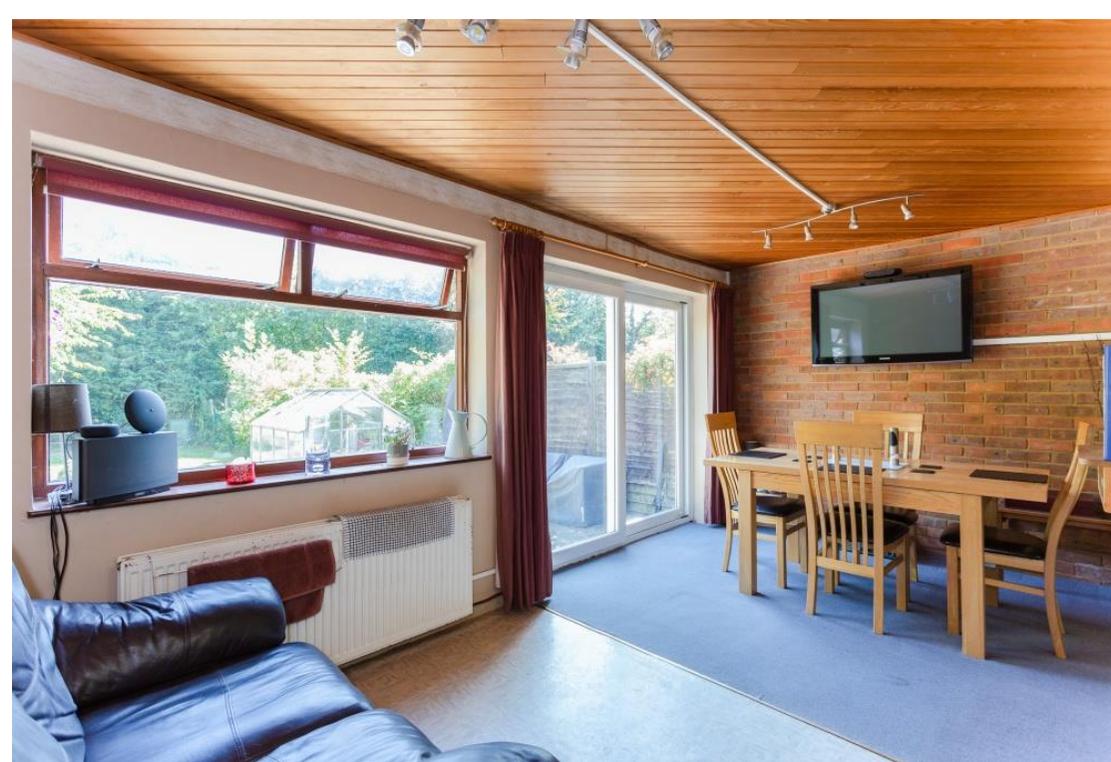
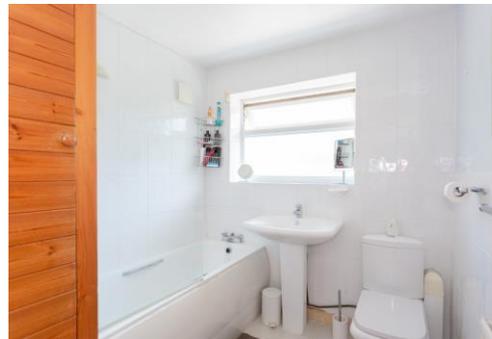
ADDITIONAL INFORMATION

Council Tax Band E | EPC Band D

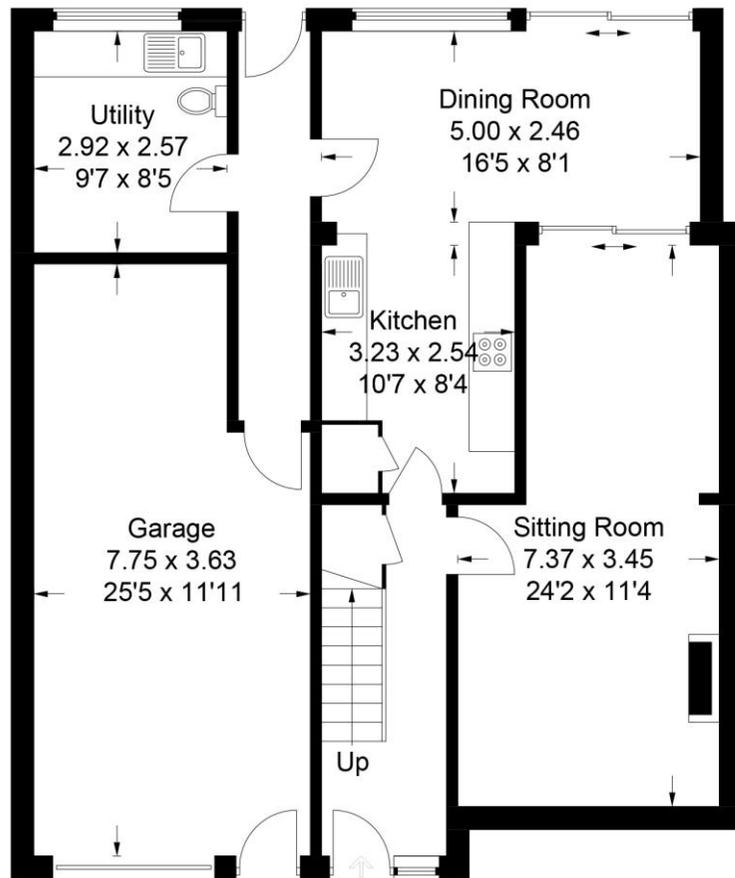
MORTGAGE

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.

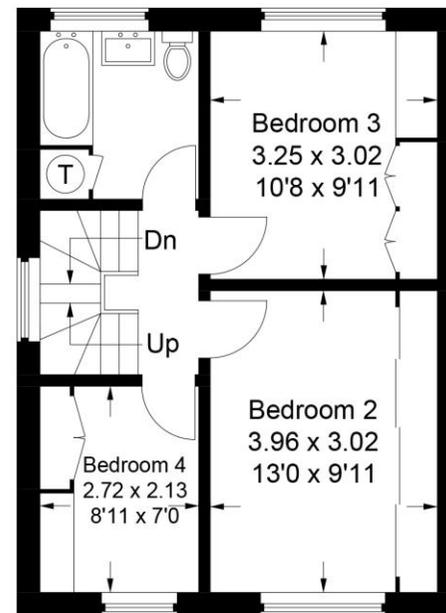


Approximate Gross Internal Area
 Ground Floor = 95.4 sq m / 1,027 sq ft
 (Including Garage)
 First Floor = 38.6 sq m / 415 sq ft
 Second Floor = 24.2 sq m / 260 sq ft
 Total = 158.2 sq m / 1,702 sq ft

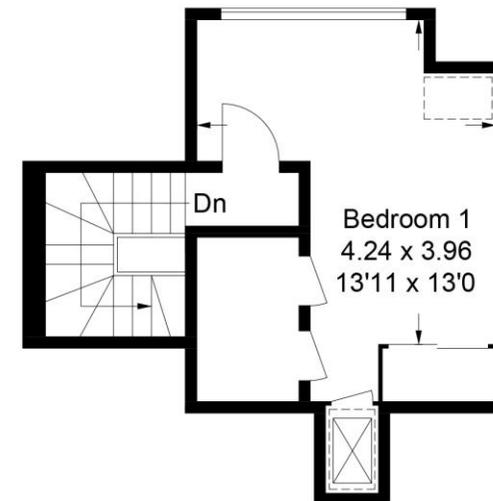


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second 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.