



# 25 Woodcock Avenue

Walters Ash, High Wycombe

- Three bedroom semi detached property in popular Walters Ash location
- Spacious kitchen/diner overlooking garden and separate lounge
- Driveway parking for two cars and good size rear garden with brick shed
- No onward chain, potential to further improve
- Two double bedrooms, good size single and family bathroom
- Great location for local schooling and amenities

Walters Ash is located high in the Chiltern Hills, surrounded by beautiful countryside. There is a good range of facilities for day to day needs plus an excellent bus service. There are numerous country walks and bridleways through the area. For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, providing access to the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (5 miles). \*\*\*\*\*SCHOOL CATCHMENT: Primary- Naphill and Walters Ash combined school Boys' grammar- The Royal Grammar School, John Hampden Grammar School, Aylesbury Grammar School Girls' grammar - Aylesbury High School, Wycombe High School Upper school- The Princes Risborough secondary school. (we recommend you check availability at individual schools)  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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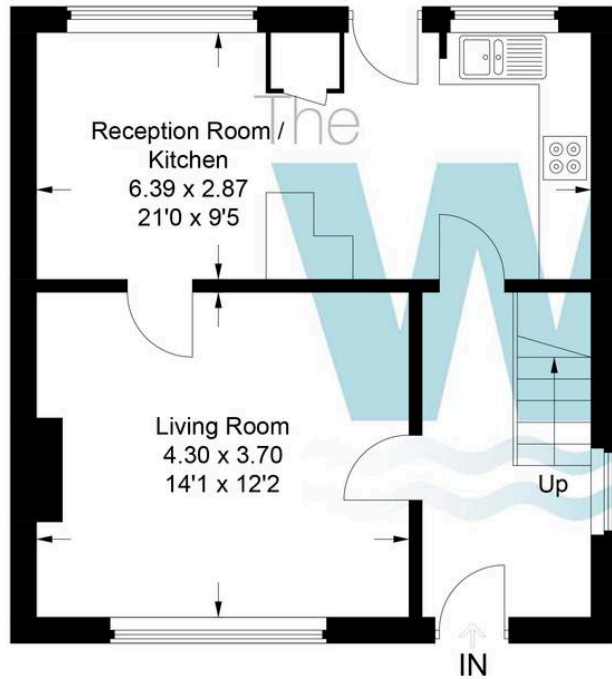
Vacant three bedroom semi in Walters Ash with spacious lounge, kitchen/diner, modern bathroom, double glazing, garden, and no onward chain. Close to schools and amenities.

This vacant three bedroom semi detached property is situated in the sought-after Walters Ash area, offering a welcoming blend of comfort and potential for further improvement. The home opens into a bright entrance hall leading to a spacious lounge, ideal for relaxation or entertaining guests. The heart of the home is the generously proportioned kitchen/diner, which features ample fitted units and provides a pleasant outlook onto the rear garden. Upstairs, the accommodation comprises two well-sized double bedrooms, each with space for wardrobes and additional furnishings, alongside a good size single bedroom perfect for a child's room or home office. The family bathroom features modern tiling and fittings, providing a practical and stylish space for daily routines. The property benefits from double glazing and gas central heating throughout, ensuring comfort in every season. With its flexible layout and neutral décor, this home presents an excellent opportunity for buyers to add their own personal touches. Offered with no onward chain, and located within easy reach of highly regarded local schools and amenities, this property is well suited to families or professionals seeking a convenient and desirable address in Walters Ash.

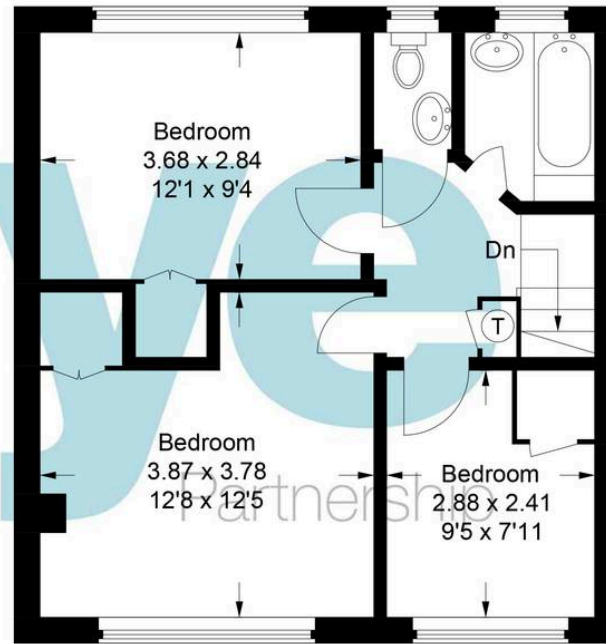


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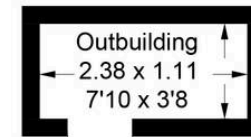
Approximate Gross Internal Area  
Ground Floor = 43.4 sq m / 467 sq ft  
First Floor = 43.2 sq m / 465 sq ft  
Outbuilding = 2.6 sq m / 28 sq ft  
Total = 89.2 sq m / 960 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

