43 Woodcock Avenue, Walters Ash

£415,000

Robertsons

43 Woodcock Avenue

Walters Ash, High Wycombe

A spacious semi detached home in this popular village location with the benefit of lovely views over farmland. Entrance hall, Sitting room, Kitchen/Breakfast room, Cloakroom/Utility room, Two bedrooms, Bathroom, Gas central heating, Double glazing, Two allocated parking spaces, Gardens.

Tenure: Freehold

Entrance hall
Radiator, stairs to first floor

Sitting room
Feature fireplace, two radiators, double doors to garden, window to front

Kitchen/Breakfast room
Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in AEG oven, fitted four ring hob with extractor over, space for American style fridge/freezer, space and plumbing for slimline dishwasher, radiator, space for table, part tiled walls, concealed wall mounted gas fired central heating boiler, window to rear, door to garden

Cloakroom/Utility room
Low level W.C., wash hand basin with mixer tap, space and plumbing for washing machine, under stairs storage area

First floor

Landing
Window to rear

Bedroom 1
Two radiators, built in wardrobe, windows to front and rear

Bedroom 2
Built in wardrobe, radiator, window to front

Bathroom
White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, radiator, tiled flooring, down lighters, airing cupboard housing foam clad hot water cylinder and shelved storage
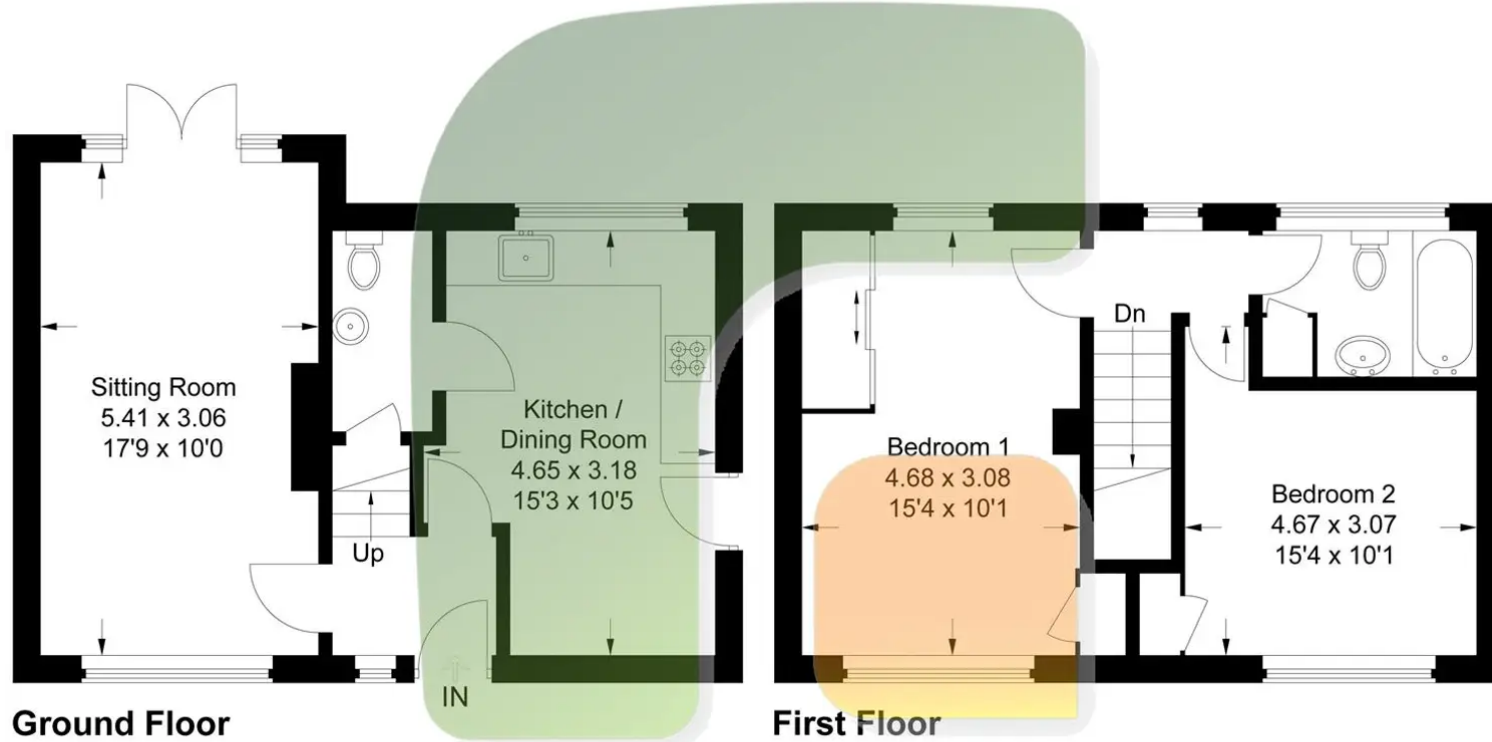
Front garden
Laid to lawn

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Approximate Gross Internal Area
Ground Floor = 37.1 sq m / 399 sq ft
First Floor = 34.4 sq m / 370 sq ft
Total = 71.5 sq m / 769 sq ft

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Sitting Room
5.41 x 3.06
17'9 x 10'0

**Kitchen /
Dining Room**
4.65 x 3.18
15'3 x 10'5

Up

IN

Ground Floor

Dn

Bedroom 1
4.68 x 3.08
15'4 x 10'1

Bedroom 2
4.67 x 3.07
15'4 x 10'1

First 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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