

Connells

Cressex Road
High Wycombe

Cressex Road
High Wycombe HP12 4UH

for sale
£800,000







Property Description

This substantial family home offers versatile accommodation throughout. The ground floor comprises an entrance hall, bay-fronted reception room, bay-fronted bedroom ideal as a home office, shower room, utility room and an impressive open-plan kitchen/reception area, perfect for modern living and entertaining.

Upstairs, the principal bedroom benefits from a walk-in wardrobe and en-suite, while the second bedroom also features an en-suite. Two further bedrooms are served by a family bathroom fitted with a bath, separate shower, WC and wash hand basin.

Additional benefits include a Megaflo hot water cylinder, underfloor heating to the kitchen/reception area and a log burner.

Outside, there is driveway parking for several vehicles and an enclosed rear garden with a paved seating area, lawn, mature trees and hedging, plus garden sheds and external storage.

Local Area

Situated in the popular Cressex area of High Wycombe, the property is conveniently positioned for a range of local amenities, schools and transport links. Cressex Community School is approximately 0.4 miles away, with Booker Hill Primary School & Nursery also within easy reach.

The location provides convenient access to High Wycombe town centre, offering an extensive range of shopping, leisure and recreational facilities. High Wycombe railway station is approximately 2.3 miles away and provides rail services via Chiltern Railways, while the area is also served by a number of local bus routes.

For motorists, Cressex is well placed for access to the M40, making the location particularly convenient for those travelling towards London, Oxford and the wider motorway network. Everyday shopping is also readily accessible, with supermarkets and other amenities available in and around Cressex and High Wycombe.

Agents Note

AML Fee - Purchasers
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


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Total floor area 190.9 m² (2,055 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: E

view this property online connells.co.uk/Property/WYC313758

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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