



83 Cressex Road

High Wycombe

- A Skilfully Extended Detached Family Home With Light And Airy Accommodation
- Beautifully Presented Throughout With Large Level Landscaped Gardens With Home Office
- Stunning Open Plan Kitchen/Dining/Family Room, Laundry & Utility Room
- Separate Living Room, Study & Cloakroom
- Four Double Bedrooms (Two With En-Suites) And Dressing Room To Master, Family Bathroom
- Gas Central Heating With Radiators And Underfloor Heating
- Easy Reach Of Local Amenities, Popular Schooling & Transport Links

Located just over 1 mile south of the town close to large supermarkets, retail outlets, cinema and leisure centre. Ideally located for major transport links including Junction 4 M40 with access to London and the North. High Wycombe Town Centre is just a short drive/bus ride with its local amenities including the Eden Shopping Complex with its numerous shops, restaurants, cinema and bowling complex. Wycombe Swan Theatre hosts a range of shows, concerts, pantomimes and comedians. The mainline train station in town offers fast, regular services to London Marylebone in 25 mins and trains to Oxford and Birmingham.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



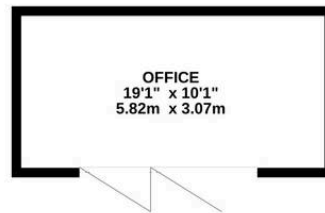
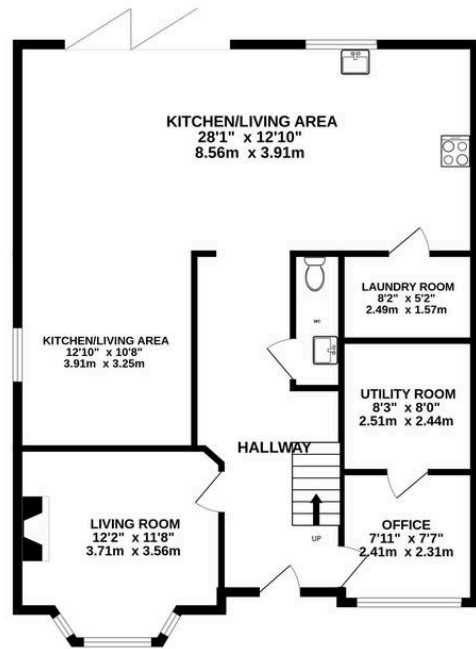
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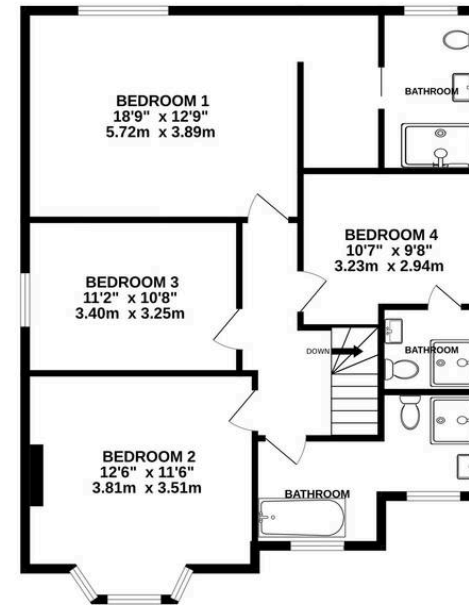
This exceptional four bedroom detached family home offers spacious and light-filled accommodation, having been skilfully extended and beautifully presented throughout. The heart of the property is a stunning open plan kitchen, dining, and family room, complemented by a practical laundry and utility room. A separate living room with fireplace, study, and cloakroom provide versatile spaces for relaxation and working from home. All four bedrooms are generous doubles, with two featuring stylish en-suite facilities, while the master bedroom also benefits from a dressing room. The contemporary family bathroom is finished to a high standard. Modern comforts include gas central heating with radiators and underfloor heating, ensuring year-round warmth and efficiency. Externally a driveway provides ample off-road parking, with a large level landscaped garden to the rear offering superb entertaining areas and an extensive lawn. The property is ideally situated within easy reach of local amenities, popular schools (including Grammar schools for both boys and girls), and excellent transport links, making it a perfect choice for families seeking both convenience and comfort. This beautifully maintained home is ready to move into and offers flexible living arranged over two floors, making it an outstanding opportunity in a popular location.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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