Estate Agents Hurst

47B Cressex Road, High Wycombe, Buckinghamshire, HP12 4PG

£750,000

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An exceptional opportunity to acquire this beautifully presented four-bedroom detached family home, set behind private gates in a highly sought-after residential location on the Cressex side of High Wycombe. This impressive home combines generous living accommodation, excellent family space and a substantial rear garden, making it ideal for growing families and London buyers seeking more space without compromising on connectivity.

The spacious and versatile accommodation comprises a welcoming entrance hall, guest cloakroom, an elegant dual-aspect living room with feature fireplace, separate dining room, a bright conservatory overlooking the garden, a superb kitchen/breakfast room, and a separate utility room with side access. Upstairs, there are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys a large, private rear garden, integral garage and a generous driveway providing off-road parking for numerous vehicles, all accessed via secure gates. Additional benefits include gas central heating and UPVC double glazing throughout.

Perfectly positioned for families, the property is within easy reach of two of High Wycombe's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School, as well as excellent local amenities, the town centre, and High Wycombe railway station, offering fast and regular services to London Marylebone in approximately 25 minutes. Combining space, privacy, outstanding schooling and superb commuter links, this is a rare opportunity to purchase an outstanding family home in a prime location.

FOUR DOUBLE BEDROOMS
DETACHED FAMILY HOME
EN-SUITE SHOWER ROOM
GUEST CLOAKROOM
GARAGE & DRIVEWAY
DINING ROOM
LIVING ROOM
CONSERVATORY
LARGE REAR GARDEN
CLOSE TO J.4 OF M40

Cressex Road

Approximate Gross Internal Area
Ground Floor = 837 sq ft / 77.8 sq m
First Floor = 756 sq ft / 70.2 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1732 sq ft / 160.9 sq m

Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

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