

Estate Agents Hurst

Mayfield 174A Cressex Road, High Wycombe, Bucks, HP12 4UA

Asking Price £650,000

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Offered to the market with NO ONWARD CHAIN, this extended three/four-bedroom semi-detached home has been a lovely family residence and has been well maintained throughout. The accommodation comprises; entrance hall, downstairs WC, spacious sitting room featuring two modern wall-mounted electric fireplaces, contemporary kitchen complete with a central island and breakfast bar, opening into a separate dining room. To the rear, a bright and versatile garden room benefits from floor-to-ceiling glazing overlooking the private rear garden, creating an ideal additional reception space, and private rear garden which features a fully functioning home office, perfect for those working from home or in need of versatile additional space. The property further benefits; three double bedrooms, further bedroom/study area, modern family bathroom, driveway parking for multiple cars, air conditioning to bedrooms, and uPVC double glazing throughout. An internal viewing is advised.

Situated on the ever-popular Cressex Road, the property is conveniently located for families, with excellent access to the M40, walking distance of two highly regarded grammar schools, Chepping View Primary School, and a wide range of local leisure and shopping amenities, including John Lewis and the nearby sports centre.



SEMI DETACHED HOUSE

FOUR BEDROOMS

EXTENDED THROUGHOUT

NO ONWARD CHAIN

AIR CONDITIONING THROUGHOUT

WALK OF GRAMMAR SCHOOLS & MOTORWAY

PRIVATE REAR GARDEN & GARDEN ROOM

DRIVEWAY PARKING FOR MULTIPLE CARS

UPVC DOUBLE GLAZING

AN INTERNAL VIEWING IS ADVISED





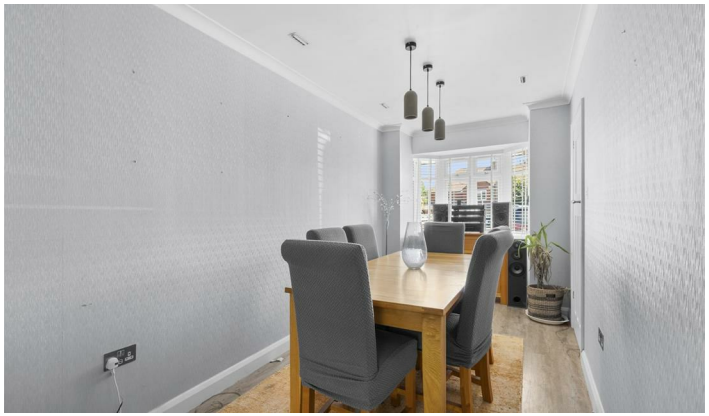


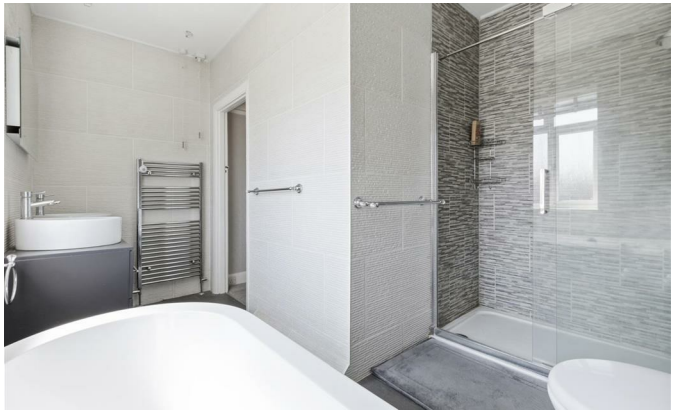














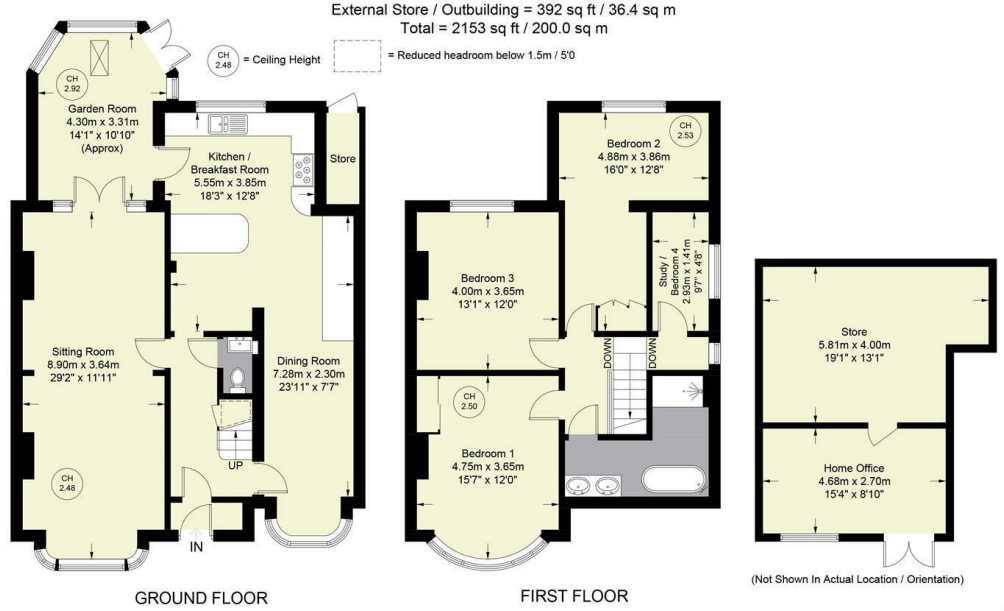






Cressex Road

Approximate Gross Internal Area
Ground Floor = 1016 sq ft / 94.4 sq m
First Floor = 745 sq ft / 69.2 sq m
External Store / Outbuilding = 392 sq ft / 36.4 sq m
Total = 2153 sq ft / 200.0 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

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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