



130 Cressex Road, High Wycombe, Bucks, HP12 4TZ

A substantially extended, five bedroom detached family home with a double garage, large front garden with parking for several cars, and a huge enclosed rear garden. The property is set back from the road and is located in the sought-after Cressex area of High Wycombe with lots of local amenities, conveniently situated just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School and Wycombe High School. High Wycombe train station, offering a direct line service to London Marylebone, is a short drive away, making it ideal for those looking to commute.

The accommodation of approx 2284 sq ft comprises; on the ground floor, large reception hall, fitted kitchen/breakfast room, utility room, guest cloakroom, double living room with bay window to front aspect, leading to conservatory, and additional family room with access to garage. Upstairs, four large double bedrooms and a fifth, single bedroom, family bathroom, shower room and separate w/c.

The property also benefits from; gas central heating, double glazing, over 120ft-long enclosed rear garden on a level plot including a good-sized patio, with various established borders and hedgerow.

With some modernisation this would be a stunning family home, so we would expect this to generate a lot of interest and an early viewing is highly recommended.



**FIVE BEDROOM DETACHED FAMILY HOME
EXTENSIVE PARKING, INCLUDING DOUBLE
GARAGE**

**OVER 2200 SQ FT OF ACCOMMODATION
HUGE LEVEL PLOT
DOUBLE GLAZED AND GAS CENTRAL HEATING
NO ONWARD CHAIN
IDEAL FAMILY HOME
CLOSE TO JUNCTION 4 OF THE M40**

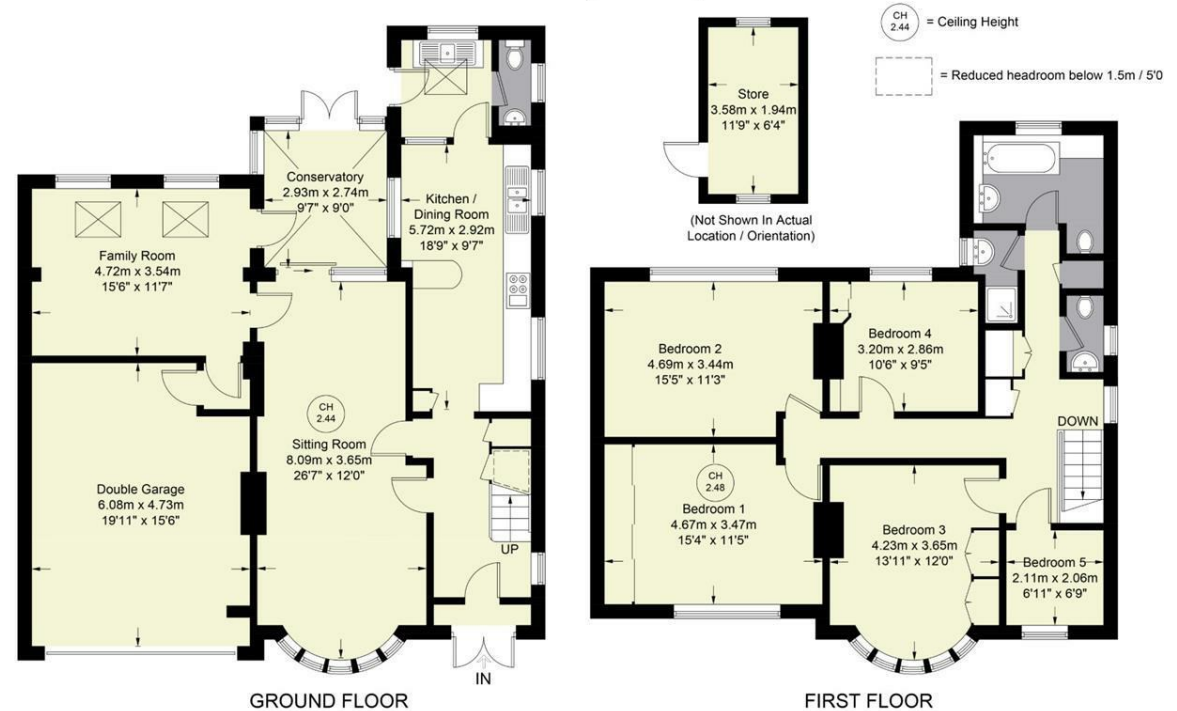






Cressex Road

Approximate Gross Internal Area
 Ground Floor = 1267 sq ft / 117.7 sq m
 (Including Double Garage)
 First Floor = 942 sq ft / 87.5 sq m
 Store = 75 sq ft / 7.0 sq m
 Total = 2284 sq ft / 212.2 sq m



Floor Plan produced for Hursts by Media Arcade ©.

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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