



# 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**







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.

## Cressex Road

Approximate Gross Internal Area

Ground Floor = 1267 sq ft / 117.7 sq m

(Including Double Garage)

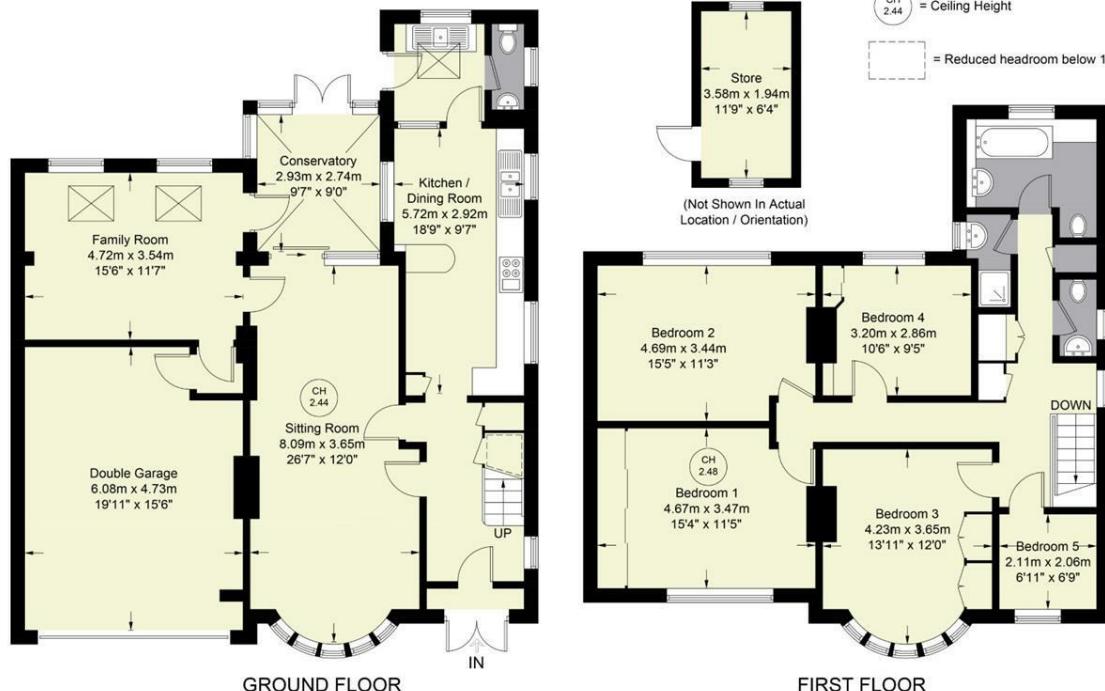
First Floor = 942 sq ft / 87.5 sq m

Store = 75 sq ft / 7.0 sq m

Total = 2284 sq ft / 212.2 sq m

CH  
2.44

= Reduced headroom below 1.5m / 5'0"



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