

# CRENDON HOUSE

Est. 1971

**Western outskirts, High Wycombe.  
£495,000 - Freehold**



**Crendon House welcome to the market this unique 1920's detached family home situated just a short level walk away from National Trust Land, Hell Fire Caves and West Wycombe Village. The property offers huge potential to extend or redevelop being on a generous and private plot (STPP). Some of the many benefits to this character property include an ensuite shower room to the master bedroom, three further bedrooms, kitchen/breakfast room, two reception rooms, double glazing, gas central heating, garage, driveway parking and large private gardens measuring well in excess of 100ft. Please call the vendors sole agents now to book an accompanied appointment.**

**Four bedrooms  
1920's Detached Family Home  
Two Reception Rooms**

**Garage And Driveway Parking  
Large Private Gardens  
Potential to Extend STPP**

# West Wycombe Road, High Wycombe, Buckinghamshire HP12 4AE



Total area: approx. 136.5 sq. metres (1469.2 sq. feet)

## Accommodation Comprises:

### Ground Floor

Entrance Hall

Cloakroom/Utility Room:  
6'7 x 5'6 (2.01m x 1.68m)

Kitchen/Breakfast Room:  
13'9 x 7'6 (4.19m x 2.28m)

Living Room:  
15'2 x 10'11 (4.62m x 3.32m)

Dining Room:  
10'11 x 10'4 (3.32m x 3.15m)

Master bedroom:  
11' plus recess x 8'8 (3.35m x 2.64m)

En suite Shower Room

### First Floor

First Floor Landing

Bedroom 2:  
14'9 maximum x 8'9 (4.49m x 2.66m)

Bedroom 3:  
10'11 x 9'3 (3.32m x 2.82m).

Bedroom 4:  
10'11 x 7'2 (3.32m x 2.18m)

Bathroom

### Outside

Garage and driveway parking:  
13'8 x 11'9 (4.16m x 3.58m)

Rear Gardens

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01494 526313**