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ESTATE AGENTS

227 Cressex Road, High Wycombe, Buckinghamshire, HP12 4QE



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Guide price £695,000

An impressive detached family home situated on a prime residential road in Cressex. This home is being offered for sale with no onward chain.

Description

The Ivy was originally constructed in the 1930's and retains many period features. The loft has since been converted to offer a full width principal bedroom suite on the first floor with a south facing terrace accessed through double doors. The principal bedroom also has an ensuite shower room with a double vanity unit and fitted wardrobes.

On the ground floor, you have a large sitting room that expands the entire width of the property overlooking the south-facing rear garden, a spacious kitchen with a separate space for utilities and a log burner. Off the sitting room, you have the bright and airy dining space with double doors leading out onto the sunny rear patio.

The first floor features the master suite, family bathroom and bedroom three. The second bedroom is situated on the top floor with stunning views over the recreational ground.

Situation

With approximately 50 feet of frontage on a prime residential road, the property has an abundance of kerb appeal.

Cressex Road is a prime location for the fantastic schooling High Wycombe offers, all walkable from the property you have John Hampden Grammar School for Boys, Wycombe High Grammar School for Girls, Chepping View Primary School, Wycombe Abbey School for Girl and many more.

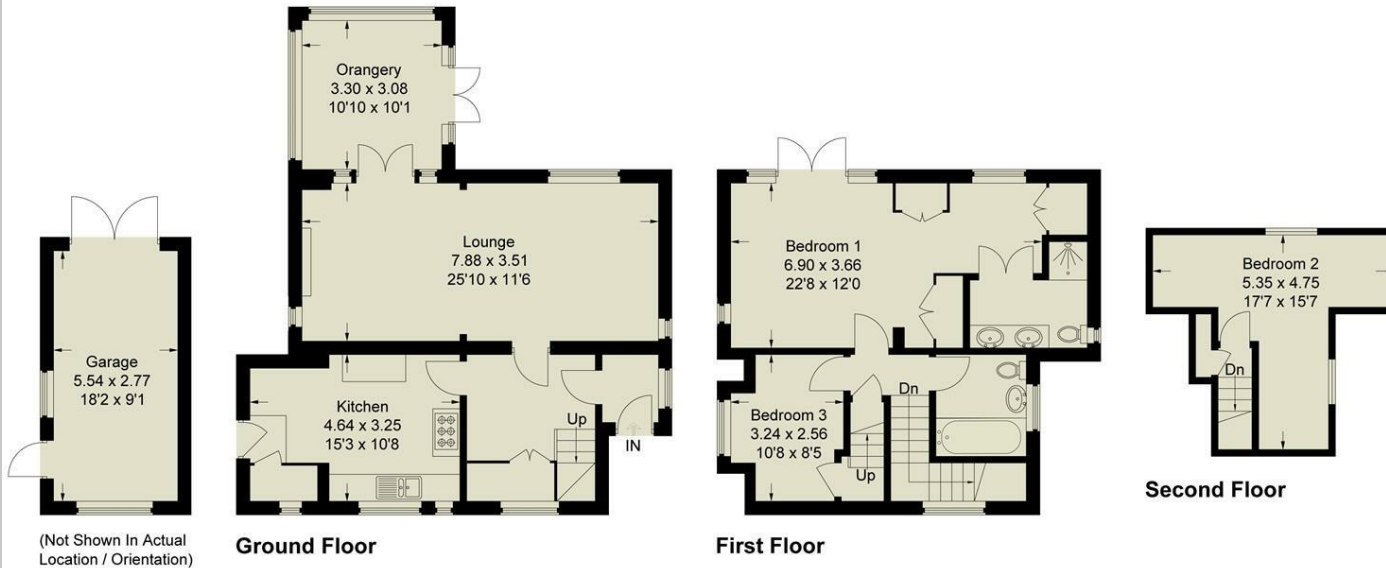
The town provides an extensive range of shopping facilities, as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities while a short drive finds the River Thames and the historic town of Marlow.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



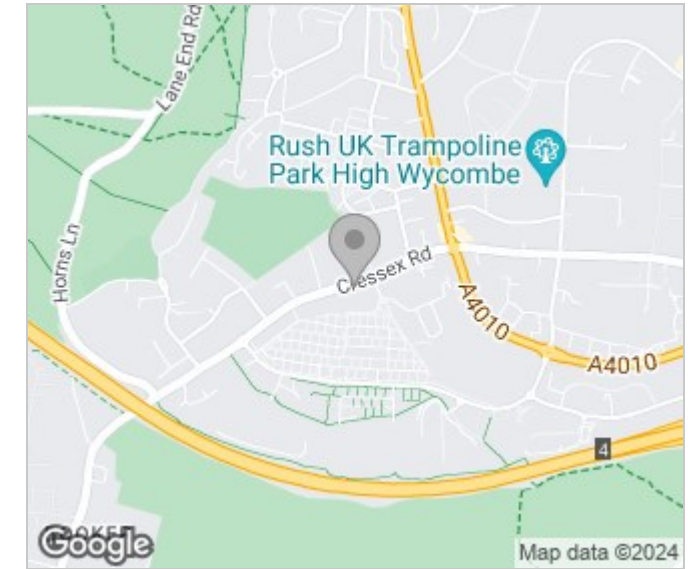
Floor Plans

Approximate Gross Internal Area
 Ground Floor = 68.2 sq m / 734 sq ft
 First Floor = 51.3 sq m / 552 sq ft
 Second Floor = 17.1 sq m / 184 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 152.3 sq m / 1,639 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced for Ford & partners

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73
England & Wales	EU Directive 2002/91/EC	