



Estate Agents
Hurst

257 Cressex Road, High Wycombe, Bucks, HP12 4QE
£625,000

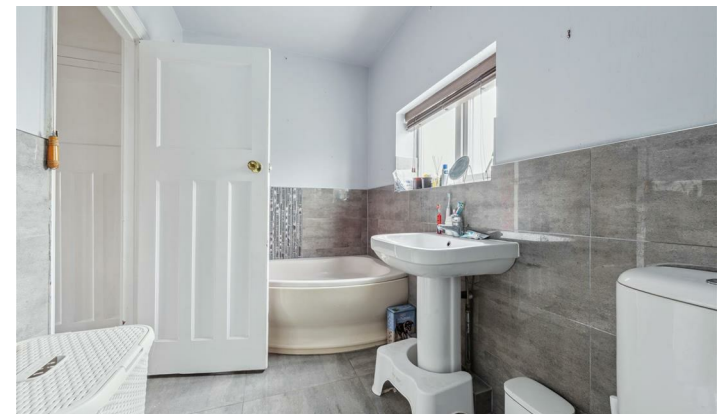
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Hurst are pleased to offer to the market this tastefully extended, four bedroom, semi-detached family home that comes with a larger than average garden and would appear to still lend itself to expansion subject to obtaining the relevant planning permission. This superb family home is located in a set back and secluded position in the extremely sought-after Cressex area of High Wycombe. The house is conveniently situated for access to Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. The property has been well maintained and improved upon over the years and is in good condition throughout. The accommodation comprises; entrance hall, guest cloakroom, utility room with access to garage, fitted kitchen, sitting room, dining room, conservatory, master bedroom that is double aspect and could easily accommodate an en-suite bathroom, three further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, large level and enclosed rear garden, which is in excess of 100ft in length, garage and driveway parking for several vehicles. This really is a stunning family home that the owner that we expect to achieve a lot of interest and an early viewing is highly recommended.



FOUR BEDROOM DETACHED FAMILY HOME
GARAGE & DRIVEWAY PARKING
THREE RECEPTION ROOMS
LARGE LEVEL PLOT
HUGE MASTER BEDROOM
EXCELLENT ACCESS TO M40 & LOCAL SCHOOLS
DOUBLE GLAZED & GAS CENTRAL HEATING
IDEAL FAMILY HOME
OVER 1850SQ FT IN ACCOMMODATION
INTERNAL VIEWING ADVISED







Approximate Gross Internal Area
 Ground Floor = 86.1 sq m / 927 sq ft
 First Floor = 69 sq m / 743 sq ft
 Second Floor = 16.2 sq m / 174 sq ft
 Total = 171.3 sq m / 1,844 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.
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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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