



Estate Agents
Hurst

77 Cressex Road, High Wycombe, Bucks, HP12 4PS
Offers In Excess Of £600,000

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Hurst are delighted to bring to market this superb, extended, three bedroom, detached family home that has been recently modernised by its present owner and offered in good condition throughout. This stunning property is located in secluded position in the extremely sought-after Cressex Road area of High Wycombe. The house is conveniently situated, just a short drive from 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. This ideal family home comes with a huge rear garden that would allow the new owner to extend the property to the rear (STPP) without it impacting the space to the garden area to much, the property also provides a large cellar that can be accessed from the lounge. The accommodation comprises; large reception hall, Modern fitted kitchen/breakfast room, large living room with bay window to front aspect, dining room, utility room with access to garden and downstairs shower room, three well proportioned 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 with patio area that is perfect for entertaining and provides a real sense of seclusion with various established borders and driveway parking for several vehicles. This really is a stunning family home that we would expect to achieve a lot of interest and an early viewing is highly recommended.



**THREE BEDROOM DETACHED FAMILY HOME
SPACIOUS LIVING ROOM WITH BAY WINDOW**

MODERN FITTED KITCHEN

UTILITY AREA & DOWNSTAIRS SHOWER ROOM

SOUGHT-AFTER LOCATION

IDEAL FAMILY HOME

CELLAR ACCESSED VIA THE LOUNGE

GOOD ACCESS TO LOCAL SCHOOLS & M40

NO ONWARD CHAIN

EARLY VIEWING ADVISED




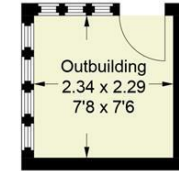




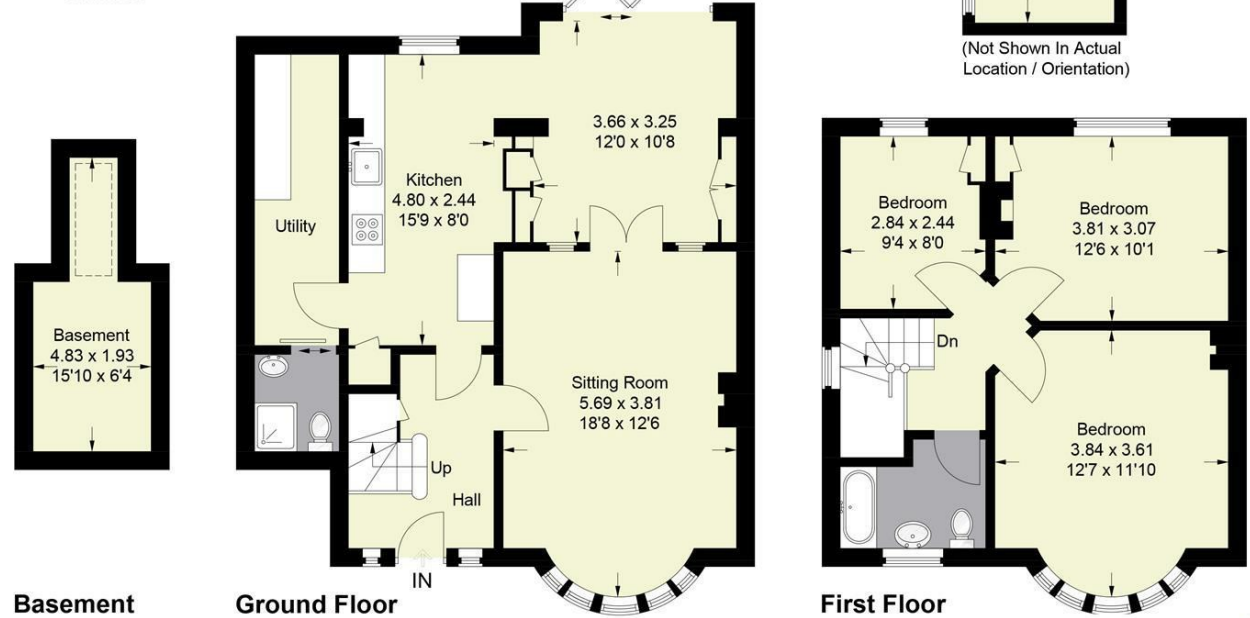
Approximate Gross Internal Area
 Basement = 7.1 sq m / 76 sq ft
 Ground Floor = 66.0 sq m / 710 sq ft
 First Floor = 44.9 sq m / 483 sq ft
 Outbuilding = 5.4 sq m / 58 sq ft
 Total = 123.4 sq m / 1,327 sq ft



 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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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