



Estate Agents
Hurst

130 & 130a Cressex Road, High Wycombe, Bucks, HP12 4TZ
£1,400,000

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***** Potential development opportunity in Cressex Road subject to obtaining the relevant planning permission *****

An outstanding opportunity to buy these two detached properties at 130 & 130a Cressex Road which make up a sizeable plot with access to the site from both Cressex Road and Coronation Road.

Cressex Road has become an extremely sought after area within High Wycombe and is located to the South side of the town and it provides those looking to commute fantastic access back into London. There is a fast track train line, giving swift access to London Marylebone in under 30 minutes. The M40 is within a few minutes drive, giving access to the M25 and M4, with Heathrow Airport also close by.

- Similar sites have been developed at Cressex Close & Cressex Square

- No planning permission in place

- Site access over weekend of 29th & 30th June 2024

LOCATION

These properties are only a couple of minutes' walk away from an excellent range of shopping facilities such as Waitrose, John Lewis and also the newly opened Porsche & Bentley showrooms. Further facilities can be found in High Wycombe town centre which is under 1 mile away with a

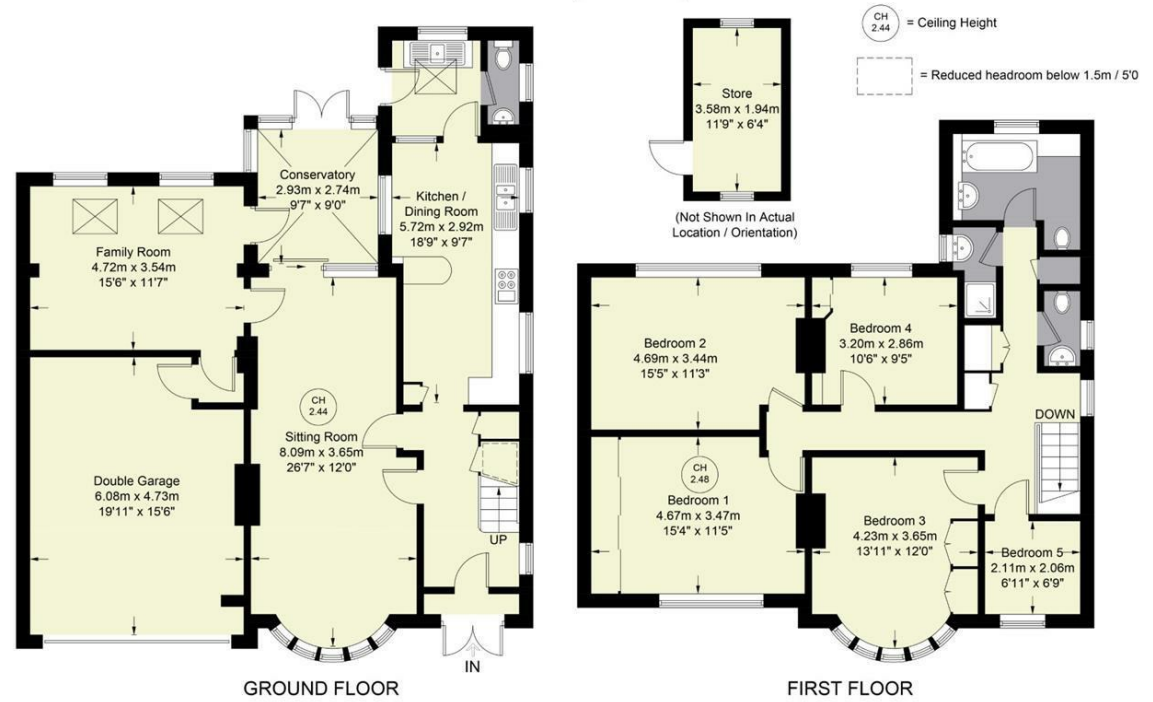


**POTENTIAL DEVELOPMENT OPPORTUNITY STPP
TWO DETACHED HOUSES SITUATED NEXT TO EACH
OTHER
SOUGHT AFTER AND POPULAR LOCATION
ACCESS VIA CRESSEX ROAD & CORONATION ROAD
JUST UNDER 0.75 ACRES ACROSS BOTH PROPERTIES
SIMILAR SITES HAVE BEEN DEVELOPED NEARBY
NO ONWARD CHAIN
ACCESS FOR VIEWING OVER 29TH & 30TH JUNE
CALL TO BOOK APPOINTMENT
EASY ACCESS TO JUNCTION 4 OF THE M40**





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



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.



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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