



Estate Agents  
**Hurst**

136 Cressex Road, High Wycombe, Buckinghamshire, HP12 4UA  
Offers In Excess Of £600,000

# 136 Cressex Road, High Wycombe, Buckinghamshire, HP12 4UA

A superb opportunity to acquire this heavily extended, four/five bedroom, semi-detached family home that sits on a level plot and would appear to lend itself to further expansion/loft conversion subject to obtaining the relevant planning permission. This superb property is located in the extremely sought-after Cressex area of High Wycombe and provides hugely versatile ground floor accommodation which could either provide further bedrooms or perfect space for those looking to work from home, it also has the possibility of being turned into an annexe. 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 porch, hallway, guest shower room, modern fitted kitchen that has been replaced this year, large family room/sitting room, dining room, breakfast room, office/bedroom five, four further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, electric car charge point, solar panels, level and enclosed rear garden with a spacious patio area that is great for entertaining, large workshop which is nearly 26ft long and driveway parking for several vehicles. This really is a stunning family home that we expect to achieve a lot of interest and an early viewing is highly recommended.



**FOUR/FIVE BEDROOM SEMI-DETACHED PROPERTY**

**SPACIOUS DRIVEWAY PARKING FOR SEVERAL  
VEHICLES**

**FOUR RECEPTION ROOMS**

**EXTREMELY VERSATILE SPACE**

**CLOSE TO JUNC 4 OF M40**

**SUPERB SET UP FOR HOME BUSINESS**

**IDEAL FAMILY HOME**

**LEVEL PLOT WITH LARGE WORKSHOP**

**EARLY VIEWING RECOMMENDED**

**GAS CENTRAL HEATING AND DOUBLE GLAZED**







**Cressex Road**  
 Approximate Gross Internal Area  
 Ground Floor = 1189 sq ft / 110.5 sq m  
 First Floor = 446 sq ft / 41.4 sq m  
 Workshop / Garage = 204 sq ft / 19.0 sq m  
 Total = 1839 sq ft / 170.9 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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