



8 Cressex Road, High Wycombe, Buckinghamshire, HP12 4TY

A bright and spacious, extended, three bedroom semi detached family home offered to the market in good condition throughout. The property is located on the Handy Cross side of High Wycombe within close proximity to junction 4 of the M40 and within walking distance of two of the towns most highly regarded grammar schools (Wycombe High & John Hampden). The accommodation comprises: entrance hall, spacious lounge with feature fireplace, modern fitted kitchen open plan to dining room, utility room, office/study, guest cloakroom, three bedrooms and family bathroom. The property further benefits: enclosed level rear garden with patio BBQ area, workshop, storage shed, driveway parking, gas central heating and UPVC double glazing.

EXTENDED FAMILY HOME

SOUGHT AFTER LOCATION

OFFICE/STUDY

MODERN FITTED KITCHEN

LEVEL & ENCLOSED REAR GARDEN

GUEST CLOAKROOM

CLOSE TO J.4 OF M40

WALKING DISTANCE OF GRAMMAR SCHOOLS

DRIVEWAY PARKING

GAS CENTRAL HEATING







Approximate Gross Internal Area
 Ground Floor = 65.4 sq m / 704 sq ft
 First Floor = 49.8 sq m / 536 sq ft
 Outbuildings = 25.5 sq m / 274 sq ft (Including Shed)
 Total = 140.7 sq m / 1,514 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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