





## 32 Ash Road, High Wycombe, Bucks, HP12 4SW

A three double bedroom, end of terrace home that is situated in a secluded and quiet position in the popular area of Cressex, and although the property has been well cared for over the years it does require a degree of modernising throughout. The property is perfectly located for those looking to commute, with easy access to junction 4 of the M40, as well as John Lewis, Wycombe Leisure centre, Booker Common and the quaint village of West Wycombe which offers miles of countryside walks, all of which are just a short drive of the property. The accommodation includes; entrance hall with storage cupboards, guest cloakroom, through lounge/diner, fitted kitchen, three double bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, front and rear gardens with small patio area and garage to the rear of the property. This really is a superb family home that provides three double bedrooms and is situated in a very quiet cul-de-sac, an internal viewing is advised and the property is offered to the market with no onward chain.



**THREE BEDROOM FAMILY HOME**  
**GARAGE AND PARKING TO THE REAR**  
**NO ONWARD CHAIN**  
**THROUGH LOUNGE/DINER**  
**GAS CENTRAL HEATING**  
**GOOD ACCESS TO JUNCTION 4 OF M40**  
**THREE DOUBLE BEDROOMS**  
**QUIET SPOT IN CRESSX AREA**  
**DOUBLE GLAZED**  
**CLOSE TO LOCAL SCHOOLS**





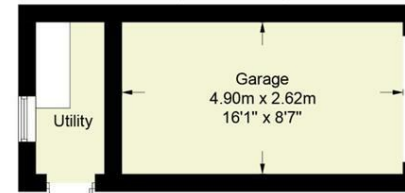






## Ash Road

Approximate Gross Internal Area  
 Ground Floor = 475 sq ft / 44.1 sq m  
 First Floor = 472 sq ft / 43.9 sq m  
 Utility / Garage = 184 sq ft / 17.1 sq m  
 Total = 1131 sq ft / 105.1 sq m

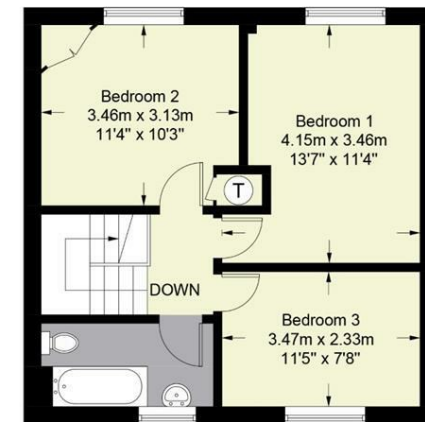


(Not Shown In Actual  
 Location / Orientation)

CH  
 2.28 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

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.

Hurst  
 Estate Agents

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