



**Connells**

Cressex Road  
High Wycombe





### Property Description

This stunning detached chalet bungalow offers a versatile layout and is situated on the highly sought-after Cressex Road. The property is beautifully presented throughout and provides ample space for family living.

Upon arrival, you are greeted by a generous driveway offering parking for several vehicles. Inside, the spacious entrance hall leads to a convenient shower room with cubicle, WC, and wash basin. From here, step into the impressive sitting room, perfect for relaxing or entertaining. The fitted kitchen features a range of wall and base units, integrated oven and hob, a useful pantry, and a door opening onto the garden. A second large reception room with sliding doors provides direct access to the rear garden, creating a seamless indoor-outdoor flow.

The ground floor also includes two well-proportioned bedrooms and a third shower room, which is accessible to both the main house and the adjoining annex. The annex benefits from its own entrance, kitchen, reception room, and shower room—ideal for guests or multi-generational living.

Upstairs, the first floor boasts a spacious master bedroom and two additional rooms, all with fitted storage. A family bathroom completes this level, featuring a bath, WC, and wash basin.

Externally, the rear garden is a true highlight, offering a paved seating area, expansive lawn, and mature trees within a fully enclosed setting. Additional benefits include a shed and a utility/garden room.

### Location

The property enjoys a convenient location close to local amenities, shopping facilities, and bus routes, with secondary, grammar, and junior schools all within walking distance. This exceptional home is perfect for families and must be viewed to be fully appreciated.

### Ground Floor

#### Sitting Room

21' 10" max x 11' 10" max (6.65m max x 3.61m max)

#### Shower Room

7' 3" max x 6' 9" max (2.21m max x 2.06m max)

#### Kitchen/Breakfast Room

11' 1" max x 10' 5" max (3.38m max x 3.17m max)

#### Pantry

7' 3" max x 6' 9" max (2.21m max x 2.06m max)

#### Reception Room

20' 3" max x 12' 7" max (6.17m max x 3.84m max)

**Bedroom Four** 11' 2" max x 10' 10" max (3.40m max x 3.30m max)

#### Shower Room

8' 11" max x 5' 11" max (2.72m max x 1.80m max)

### Bedroom Five

10' 8" max x 8' 11" max (3.25m max x 2.72m max)

### Annex

### Kitchen

11' 6" max x 8' 3" max (3.51m max x 2.51m max)

### Reception

14' 4" max x 8' 3" max (4.37m max x 2.51m max)

### Shower Room

8' 3" max x 4' max (2.51m max x 1.22m max)

### First Floor

### Bedroom One

16' 8" max x 14' 8" max (5.08m max x 4.47m max)

### Bedroom Two

10' 10" max x 9' max (3.30m max x 2.74m max)

### Bedroom Three

11' 2" max x 9' 3" max (3.40m max x 2.82m max)

### Bathroom

8' 5" max x 5' 9" max (2.57m max x 1.75m max)

### External

### Garden Room / Utility

9' 7" max x 9' 2" max (2.92m max x 2.79m max)

### Shed

11' 9" max x 9' 2" max (3.58m max x 2.79m max)







Total floor area 204.1 m<sup>2</sup> (2,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax  
 Band: F

**view this property online [connells.co.uk/Property/WYC313431](http://connells.co.uk/Property/WYC313431)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC313431 - 0002