

149 Cressex Road, High Wycombe, Buckinghamshire, HP12 4PZ - £535,000



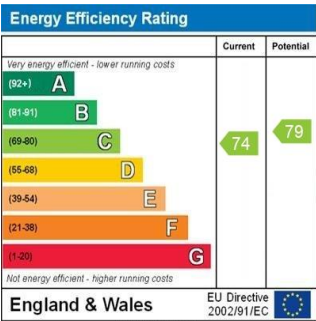
*Extended four-bedroom semi detached house located in a highly sought after location.*

Extended Entrance Porch | Entrance Hall | Dining Room | Lounge With Fireplace | Conservatory | Kitchen/Breakfast Room | Cloakroom | Utility Room | First Floor Landing | Four Bedrooms | Family Shower Room | En-suite Shower To Master Bedroom | Gas Central Heating To Radiators | Double Glazed Windows | Driveway Parking For Numerous Cars | Garage Storage | Beautiful Level 135' Plus Rear Garden | Popular Residential Area Close To Junction 4 Of M40 | Ample Room For Extension And Enlargement Subject To Planning |

We are delighted to offer for sale this large, extended four-bedroom semi detached house, located in a highly sought after location close to junction 4 of the M40 motorway and a short drive to Handy X hub. Internally the property is in need of a degree of cosmetic updating but offers a porch, entrance hall, lounge/dining room and conservatory, good size kitchen with separate utility room and a ground floor cloakroom. To the first floor are four bedrooms and two shower rooms (one being en-suite to the master bedroom). Externally there is a beautiful south facing level rear garden extending to over 130' ideal for extension and enlargement of the living accommodation (subject to planning) plus driveway parking for several cars. The property is heated by gas central heating to radiators and has double glazed windows. Early viewing is advised.

**Price... £535,000**

*Freehold*





## LOCATION

Ideally located for major transport links including Junc 4 M40 with access to London and the North. High Wycombe Town Centre is just a short drive/bus ride with its local amenities including the Eden Shopping Complex with its numerous shops, restaurants, cinema and bowling complex. Wycombe Swan Theatre hosts a range of shows, concerts, pantomimes and household named comedians. The mainline train station in town offers fast, regular services to London Marylebone in 23 mins and trains to Oxford and Birmingham.

## DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill and on reaching the second major set of traffic lights, filter right, and after passing through the lights turn left into Marlow Road. Proceed over the first mini roundabout and on reaching the second roundabout, turn right into Cressex Road. Continue along Cressex Road, pass straight over the traffic lights and number 149 can be found on the right-hand side clearly by the Wye Partnership for sale board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

C

### MORTGAGE

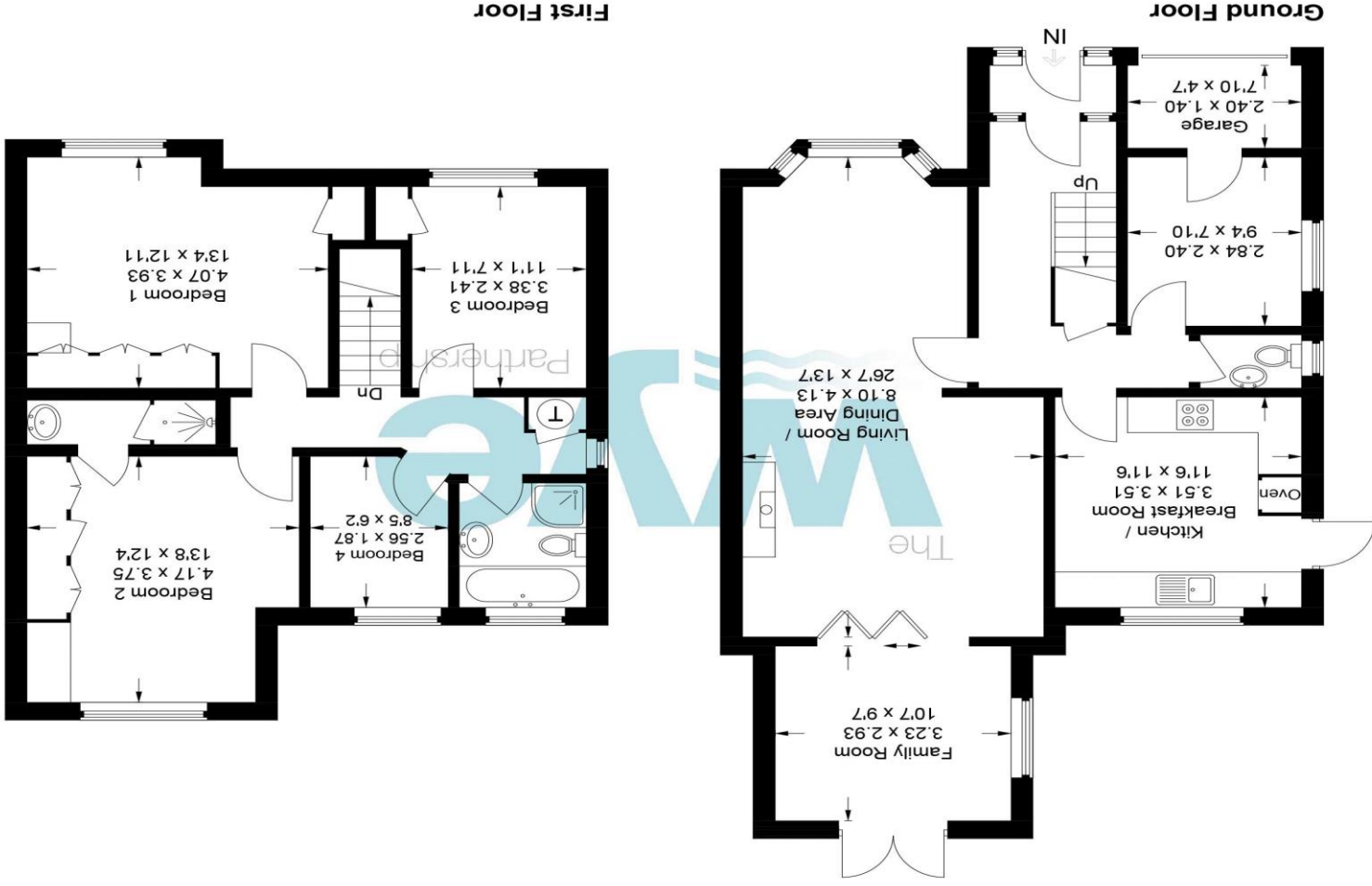
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*





**149 Cressex Road**  
Approximate Gross Internal Area  
Ground Floor = 77.0 sq m / 829 sq ft  
First Floor = 60.9 sq m / 655 sq ft  
Total = 137.9 sq m / 1,484 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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