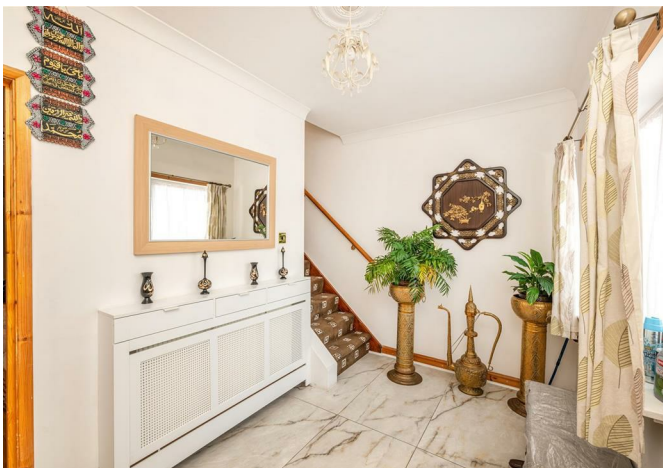


# Fords.

SALES | LETTINGS | NEW HOMES

Cressex Road High Wycombe HP12 4PG



Cressex Road High Wycombe HP12 4PG

**Guide price £680,000**

A substantial and versatile detached home offering over 2,000 sq ft of flexible accommodation, ideally suited to growing families, multi-generational living or those seeking an annexe.

## Description

The property features generous and well-proportioned living space throughout, including a spacious sitting room and an impressive main reception room measuring over 20ft in length, creating ideal areas for both relaxing and entertaining. The kitchen/breakfast room provides ample space for day-to-day family living and is conveniently positioned alongside the principal reception areas.

The ground floor further benefits from two bedrooms, including a principal bedroom with en-suite shower room, together with an additional bathroom/WC. To the first floor are three further bedrooms and a family bathroom, offering excellent flexibility for larger families or home working requirements.

A particularly attractive feature of the property is the self-contained annexe area, comprising its own reception room, kitchenette and adjoining utility/garden room, making it ideal for dependent relatives, guest accommodation or potential home office use.

Externally, the property also benefits from a detached shed/workshop and large secluded private grounds.

## Situation

Cressex Road is a well-established residential location on the south-west side of High Wycombe, offering excellent convenience for families and commuters alike. The area provides easy access to a range of local amenities including supermarkets, retail parks, schools and leisure facilities, while High Wycombe town centre offers an extensive selection of shopping, restaurants and entertainment options.

The property is ideally situated for commuters, with High Wycombe railway station providing direct services to London Marylebone in approximately 30 minutes, and junction 4 of the M40 motorway within easy reach, offering excellent road connections to London, Oxford and the wider motorway network.

The surrounding area also benefits from attractive countryside walks and access to the Chiltern Hills Area of Outstanding Natural Beauty, combining practical day-to-day living with opportunities for outdoor recreation. Well-regarded local schooling and nearby parks further enhance the appeal of this popular residential setting.



# Floor Plans

**Cressex Road**

Approx. Gross Internal Area 2037 Sq Ft - 189.24 Sq M  
(Including Restricted Height Area, Excluding Utility/ Garden Room & Shed)

Approx. Gross Internal Area 1983 Sq Ft - 184.23 Sq M  
(Excluding Restricted Height Area, Excluding Utility/ Garden Room & Shed)

Approx. Gross Internal Area Of Utility/ Garden Room 88 Sq Ft - 8.15 Sq M

Approx. Gross Internal Area Of Shed 108 Sq Ft - 9.99 Sq M

**First Floor**  
(630 Sq Ft - 58.53 Sq M)

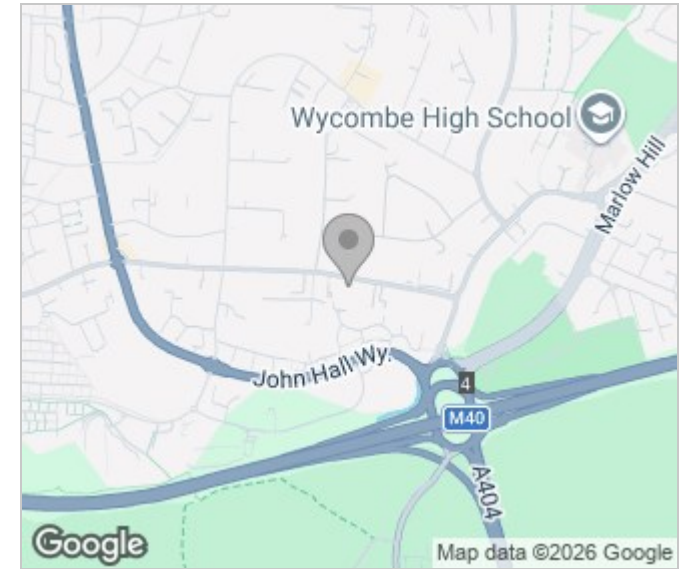
**Ground Floor**  
(1495 Sq Ft - 138.88 Sq M)

**Shed**  
(108 Sq Ft - 9.99 Sq M)

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	