



**Connells**

Cressex Road  
High Wycombe



### Property Description

This beautifully presented detached chalet bungalow occupies a prime position on the highly sought-after Cressex Road, offering generous and highly versatile accommodation ideal for modern family living.

A spacious driveway provides ample parking for multiple vehicles. Inside, a welcoming entrance hall leads to a contemporary shower room and into a superb sitting room, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped with a range of wall and base units, integrated appliances, a useful pantry, and direct access to the garden. A second large reception room with sliding doors further enhances the indoor-outdoor flow.

The ground floor also offers two well-proportioned bedrooms and an additional shower room, serving both the main house and the adjoining annex. The self-contained annex features its own entrance, kitchen, reception space, and shower room—ideal for guests or multi-generational living.

Upstairs, the property boasts a spacious principal bedroom, two further rooms with fitted storage, and a family bathroom.

Externally, the enclosed rear garden features a patio seating area, a generous lawn, and mature trees, along with a shed and a useful utility/garden room.

Conveniently located close to local amenities, transport links, and well-regarded schools, this impressive home offers both space and flexibility, making it ideal for family living.

### Entrance Hall

### Shower Room

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

### Sitting Room

21' 10" max x 11' 10" max (6.65m max x 3.61m 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 / Utility Room

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

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EPC Rating: C Council Tax Band: F

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Tenure: Freehold



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Property Ref: WYC309300 - 0004