



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 m² (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



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EPC Rating: C Council Tax Band: F

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Tenure: Freehold



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