





# 130a Cressex Road, High Wycombe, Buckinghamshire, HP12 4TZ

A rarely available, and one of just a few remaining properties on Cressex Road that still have a lengthy and level rear garden, is this three bedroom, detached family home that requires complete redecoration and modernisation throughout. This ideal family home is located on a corner plot in the extremely sought-after Cressex Road area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. With the size of the rear garden it would appear that the new owner would be able to extend the property (STPP) without it impacting the space to the garden area, there is also a driveway access to the rear with a detached garage. The accommodation comprises; large reception hall, guest cloakroom, fitted kitchen, large living room with bay window to front aspect, dining room, three well proportioned bedrooms and family bathroom. The property also benefits from; gas central heating, single glazing, large level and enclosed rear garden, which is in excess of 120ft in length and provides a green house, driveway parking and detached garage. This really could be a superb family home that we would expect to achieve a lot of interest and an early viewing is highly recommended. The property also comes to market with no onward chain.



**THREE BED DETACHED FAMILY HOME**  
**GARAGE & DRIVEWAY PARKING**  
**THREE DOUBLE BEDROOMS**  
**NO ONWARD CHAIN**  
**CLOSE TO LOCAL SCHOOLS**  
**EASY ACCESS TO JUNC 4 OF M40**  
**TWO RECEPTION ROOMS**  
**POTENTIAL FOR EXPANSION STPP**  
**IN NEED OF MODERNISATION**  
**EARLY VIEWING ADVISED**











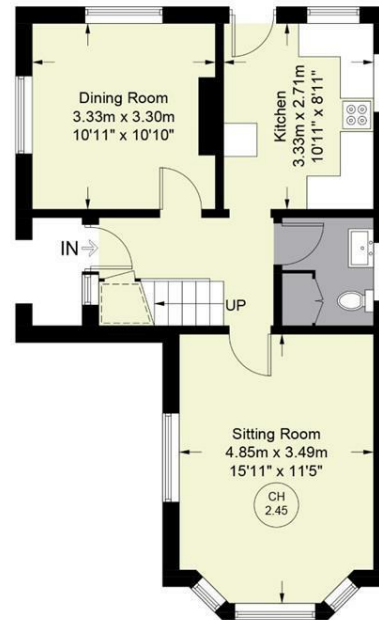
## Cressex Road

Approximate Gross Internal Area  
 Ground Floor = 517 sq ft / 48.0 sq m  
 First Floor = 541 sq ft / 50.3 sq m  
 Garage / Store = 387 sq ft / 36.0 sq m  
 Total = 1445 sq ft / 134.3 sq m

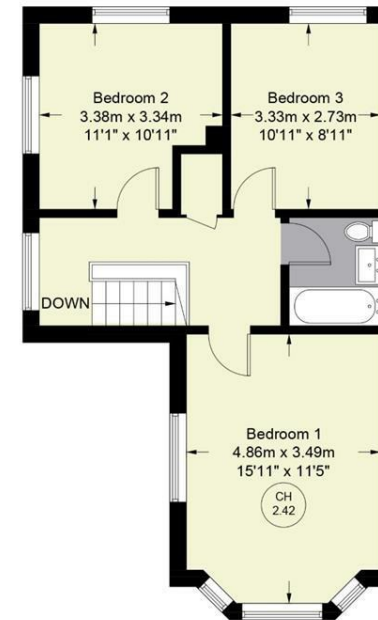


= Reduced headroom below 1.5m / 5'0"

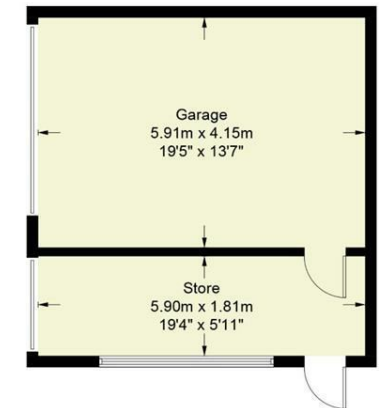
= Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Hursts**  
 Estate Agents

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