



The Homestead High Wycombe HP12 4NP

for sale offers in excess of
£400,000



Property Description

Situated in a peaceful cul-de-sac within the sought-after Cressex area of High Wycombe, this well-presented two-bedroom bungalow offers comfortable single-storey living and is ideally suited to downsizers, first-time buyers, or those seeking a low-maintenance home.

The accommodation is accessed via an entrance porch, which leads into a welcoming hallway providing access to all principal rooms. The spacious reception room is bright and inviting, enjoying plenty of natural light and offering ample space for both relaxation and entertaining.

The fitted kitchen is thoughtfully arranged with a range of wall and base units and benefits from direct access to the enclosed rear garden, creating an excellent space for indoor-outdoor living. The garden provides a private and manageable outdoor retreat, ideal for enjoying the warmer months or personalising to suit individual tastes.

The property further comprises two well-proportioned bedrooms and a family bathroom, providing practical and versatile accommodation. Externally, the bungalow benefits from a garage and driveway parking, adding convenience and valuable storage options.

Offering well-balanced accommodation in a desirable residential setting, this attractive bungalow presents an excellent opportunity for a wide range of buyers.

Location

The Homestead is conveniently located within the established Cressex area of High Wycombe, close to a wide range of local amenities including supermarkets, shops, healthcare facilities and leisure amenities, with Cressex Business Park also nearby.

The property is particularly well served by public transport, with two local bus routes passing nearby, providing convenient connections to High Wycombe town centre and the railway station.

Road links are excellent, with easy access to the M40 motorway, providing convenient connections to London, Oxford and the wider motorway network.

The area is also well served by a selection of highly regarded schools, including Chepping View Primary Academy and Cressex Community School.

Porch

Entrance Hall

Reception Room

18' max x 11' 2" max (5.49m max x 3.40m max)

Kitchen

11' 8" max x 11' 2" max (3.56m max x 3.40m max)

Bedroom One

11' 11" max x 8' 11" max (3.63m max x 2.72m max)

Bedroom Two

9' 11" max x 7' 5" max (3.02m max x 2.26m max)

Bathroom

7' 10" max x 5' 6" max (2.39m max x 1.68m max)

Garage

16' 5" max x 7' 9" max (5.00m max x 2.36m max)

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 75.5 m² (813 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: D Council Tax
Band: D

view this property online connells.co.uk/Property/WYC313756

Tenure: Freehold



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