Estate Agents
Hurst

284 Cressex Road, High Wycombe, Buckinghamshire, HP12 4UF

Asking Price £500,000

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Bought to market with NO ONWARD CHAIN is this detached two bedroom bungalow that has had a loft conversion and has also been extended to the rear. Constructed within the 1990s, the property is situated within the highly regarded Cressex area of High Wycombe, offering convenient access to a range of local amenities and excellent transport connections.

The accommodation comprises; entrance hall, spacious sitting room, fitted kitchen/breakfast room, family bathroom, dining room leading out into the conservatory, and double bedroom with fitted wardrobes. The property further includes; well maintained large rear garden, loft conversion currently used as an office but offering potential for use as an additional bedroom, garage, driveway parking for multiple cars, uPVC double glazing, gas central heating and the opportunity for further development subject to the relevant planning permission. An internal viewing is advised.

The property is ideally positioned close to John Lewis, Asda and a variety of retail and leisure facilities including Wycombe Leisure Centre and Omniplex Cinema. High Wycombe town centre and railway station are within easy reach, with regular Chiltern Railways services providing direct access to London Marylebone in as little as approximately 25 minutes. Junction 4 of the M40 is also nearby, offering excellent commuter links to London, Oxford, Birmingham and the wider motorway network.

DETACHED BUNGALOW

TWO DOUBLE BEDROOMS

NO ONWARD CHAIN

PRIVATE REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE CARS

CLOSE TO MOTORWAY & LOCAL AMENDITIES

EXCELLENT OPPORTUNITY FOR FURTHER DEVELOPMENT

UPVC DOUBLE GLAZING

LOFT CONVERSION

AN INTERNAL VIEWING IS ADVISED

Cressex Road

Approximate Gross Internal Area
Ground Floor = 824 sq ft / 76.6 sq m
First Floor = 242 sq ft / 22.5 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 1189 sq ft / 110.5 sq m

Floor Plan produced for Hursts by Media Arcade Ltd ©.
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.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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