



# 136 Cressex Road

High Wycombe, High Wycombe

- An Extended Semi-Detached House Offering Versatile Accommodation
- Potential To Be Used As An Annexe Or Additional Living Space
- Bedroom Four, Study, Shower Room
- Large Living/Family Room, Dining Room, Open Plan Kitchen/Breakfast Room
- Three First Floor Bedrooms, Family Bathroom
- Gas Fired Central Heating, Double Glazing, Solar Panels
- Well Kept Gardens With Gym/Workshop
- Short Walk Of Grammar Schools For Boys And Girls, Local Amenities And Transport Links

Located just over 1 mile south of the town close to large supermarkets, retail outlets, cinema and leisure centre. Ideally located for major transport links including Junction 4 M40 with access to London and the North. High Wycombe Town Centre is just a short drive/bus ride with its local amenities including the Eden Shopping Complex with its numerous shops, restaurants, cinema and bowling complex. Wycombe Swan Theatre hosts a range of shows, concerts, pantomimes and household named comedians. The mainline train station in town offers fast, regular services to London Marylebone in 25 mins and trains to Oxford and Birmingham.

Council Tax band: D

Tenure: Freehold

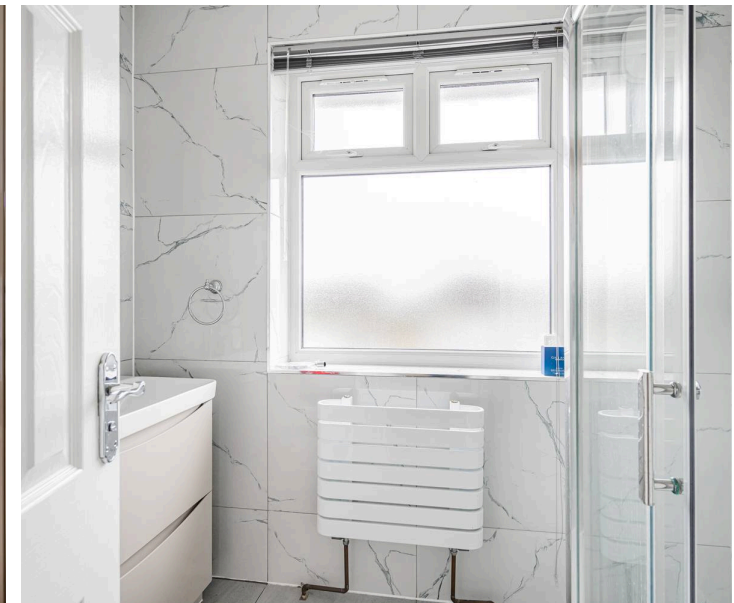
EPC Energy Efficiency Rating: B



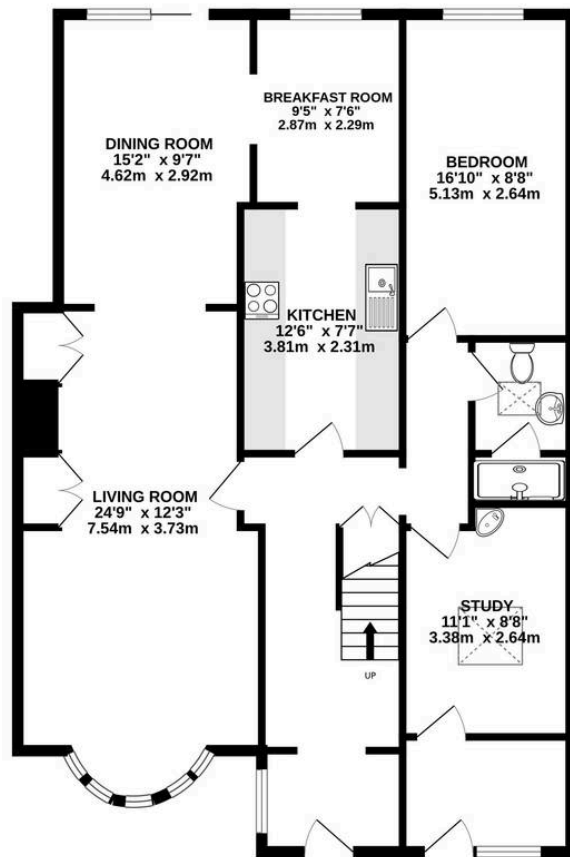
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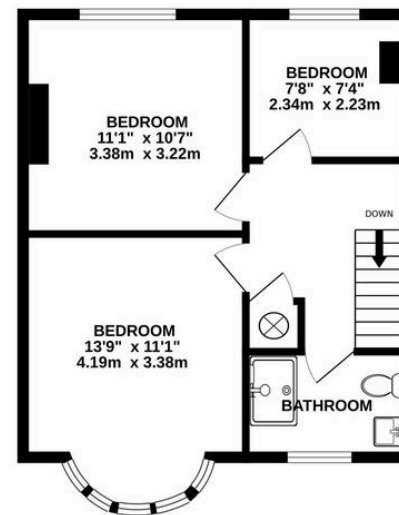
This impressive four-bedroom semi-detached house offers exceptionally versatile accommodation, thoughtfully extended to suit a variety of family needs. The ground floor features a spacious living and family room, a dedicated dining room, and an open plan kitchen and breakfast area, creating an ideal setting for both every-day living and entertaining. The flexible layout includes a fourth bedroom, a study, and a convenient shower room, presenting excellent potential for use as an annexe or additional living space to suit multigenerational households or guests. To the first floor, three bedrooms are served by a family bathroom, providing ample space for family members. The property is equipped with gas fired central heating, double glazing, and the added benefit of solar panels (offering energy efficiency and reduced running costs). Additional features include a well-maintained gym or workshop, perfect for fitness enthusiasts or hobbyists seeking extra space. This home is ideally positioned just a short walk from sought-after grammar schools for both boys and girls, as well as local amenities and excellent transport links, Early viewing is highly recommended to appreciate the quality and flexibility on offer.



GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 1840sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Wye Partnership High Wycombe

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