



Estate Agents
Hurst

157 Cressex Road, High Wycombe, Buckinghamshire, HP12 4PZ
Offers In Excess Of £400,000

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Offered to the market in excellent condition throughout, this modern two bedroom semi detached home benefits from driveway parking, an electric vehicle charging point and a generous enclosed rear garden. Constructed in the early 2000s, 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.

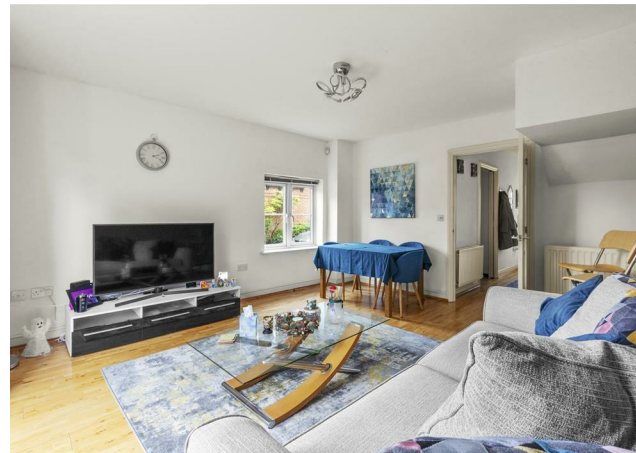
The accommodation comprises an entrance hall, guest cloakroom, spacious lounge/dining room with patio doors opening onto the rear garden, fitted kitchen, two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys a well maintained rear garden with gated access to the driveway, a front garden area and driveway parking equipped with an EV charging point. Further benefits include gas central heating and UPVC double glazing throughout.

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.



DRIVEWAY PARKING WITH E-CHARGER
TWO BEDROOM SEMI-DETACHED HOUSE
SOUGHT AFTER LOCATION
CLOSE TO J.4 OF M40
EN-SUITE SHOWER ROOM
BUILT IN WARDROBES
TWO DOUBLE BEDROOMS
GUEST CLOAKROOM
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING





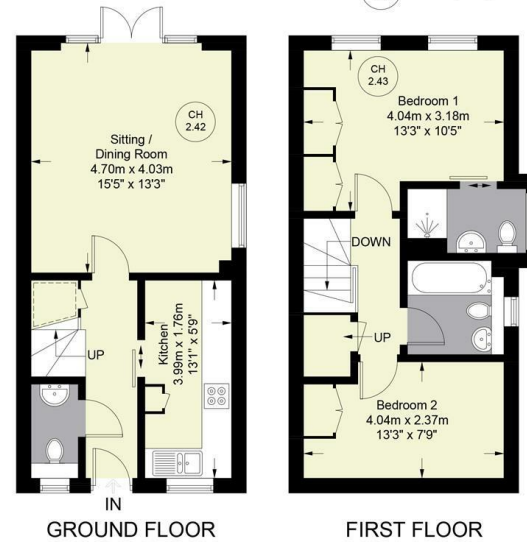


Cressex Road

Approximate Gross Internal Area
 Ground Floor = 383 sq ft / 35.6 sq m
 First Floor = 383 sq ft / 35.6 sq m
 Total = 766 sq ft / 71.2 sq m



= Reduced headroom below 1.5m / 5'0
 = Ceiling Height



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.



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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