



# 125 Cressex Road, High Wycombe, Bucks, HP12 4PZ

Hurst bring to market this three bedroom, semi-detached family home that still boasts a large rear garden that is in excess of 100ft and sits on a level plot. The property has been in the family for over 50 years and although it has been well cared for by its present owner, it does require a degree of modernisation and redecoration throughout. 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. The huge rear garden that we've already mentioned would also appear to lend itself to a rear extension (STPP) without it impacting the space to the garden area at all, the loft is also a high pitch so a conversion there is again a possibility. The accommodation comprises; large reception hall, fitted kitchen with door to side access, large living room with bay window to front aspect, dining room with French doors leading to rear garden, three bedrooms and four piece family bathroom. The property also benefits from; gas central heating, double glazing, large, level and enclosed rear garden that is mainly laid to lawn with access to a storage shed, green house and providing side access. The rear garden gives a real sense of seclusion with various established borders and perfect for entertaining or enjoying time with the family, as well as being South facing. This really is an excellent opportunity to acquire this family home that we would expect to achieve a lot of interest and an early viewing is highly recommended. This property is also offered to the market with no onward chain.



**NO ONWARD CHAIN**

**THREE BEDROOM SEMI-DETACHED HOME**

**LARGE LEVEL PLOT WITH SOUTH FACING REAR GARDEN**

**A LOT OF PERIOD FEATURES STILL REMAIN**

**GOOD ACCESS TO JUNCTION 4 OF THE M40**

**EARLY VIEWING ADVISED**

**BLOCK PAVED DRIVEWAY FOR AT LEAST TWO VEHICLES**

**IN NEED OF MODERNISATION**

**CLOSE TO LOCAL SCHOOLS**

**FOUR PIECE FAMILY BATHROOM**

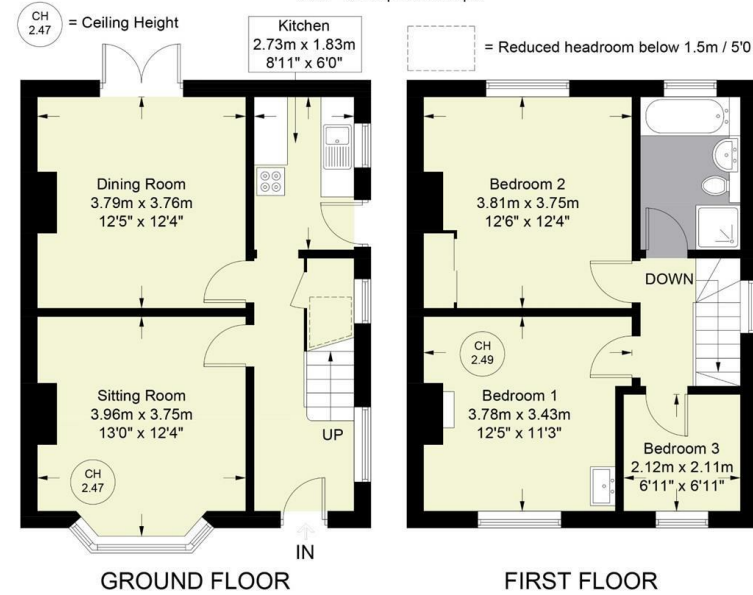






### Cressex Road

Approximate Gross Internal Area  
Ground Floor = 471 sq ft / 43.8 sq m  
First Floor = 457 sq ft / 42.5 sq m  
Total = 928 sq ft / 86.3 sq m



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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