



47b Cressex Road, High Wycombe

£750,000



Robertsons

47b Cressex Road

High Wycombe, Buckinghamshire

A really spacious detached family home in this large, level plot (0.15 of an acre) close to local schools and access to Junction 4 of the M40. Entrance hall, Cloakroom, Kitchen, Utility room, Sitting room, Dining room, Conservatory, Bedroom 1 with en suite shower room, Three further bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking, Gardens.

Entrance hall

Stairs to first floor with under stairs storage cupboard, wooden flooring, wall thermostat

Cloakroom

Low level W.C., wash hand basin, part tiled walls, window to side

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, fitted oven, fitted four ring gas hob with extractor over, built in fridge/freezer, built in dishwasher, radiator, tiled splash back, tiled flooring, windows to front and side

Utility room

Stainless steel sink unit with mixer tap and drainer, storage cupboard, space and plumbing for washing machine, part tiled walls, door to side

Sitting room

Open fireplace with wooden mantle and gas point, TV point, radiator, doors to Conservatory

Dining room

Radiator, window to rear

Conservatory

With ceiling fan, door to side, door to garden





First floor

Landing

Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 1

With a range of fitted wardrobes, radiator, window to rear

En suite shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, radiator, part tiled walls, window to side

Bedroom 2

With a range of fitted wardrobes, radiator, window to rear

Bedroom 3

Radiator, window to front

Bedroom 4

With a range of fitted wardrobes, radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, radiator, tiled walls, window to side

Front garden/Parking

A block paved driveway provides ample parking

Garage

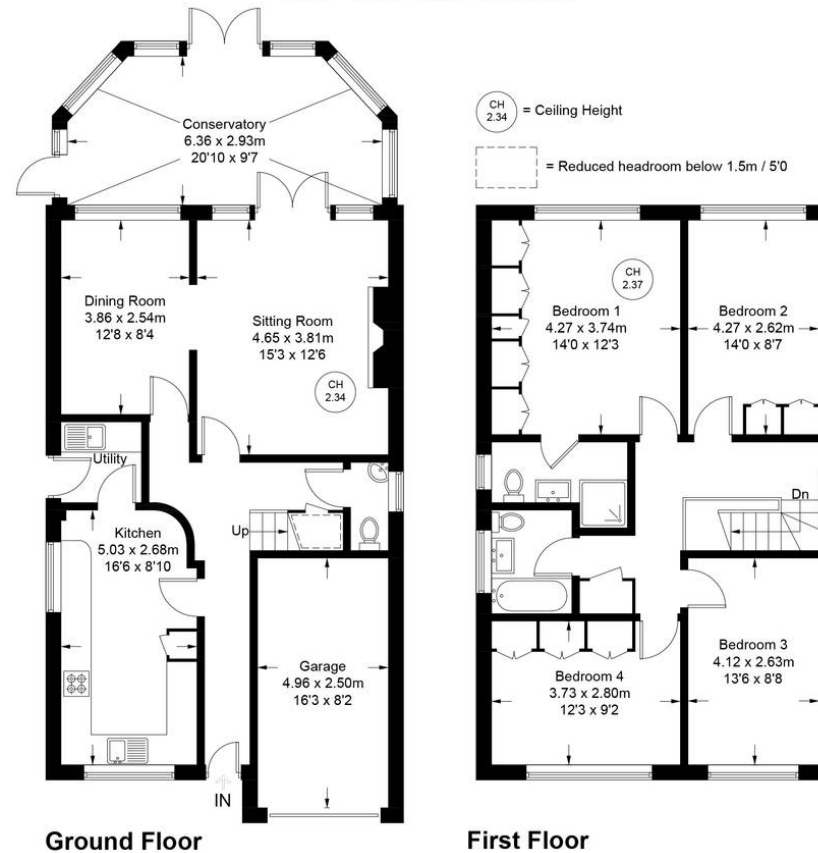
With electric up and over door, light and power, wall mounted gas fired central heating boiler

Rear garden

Laid to lawn with a variety of soft fruit trees and bushes, flower and shrub borders. All is enclosed by panelled fencing and hedging and extends to 123'. The garden enjoys a sunny southerly aspect



Approximate Gross Internal Area
 Ground Floor = 77.8 sq m / 837 sq ft
 First Floor = 70.2 sq m / 756 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 160.9 sq m / 1732 sq ft



Floor Plan produced for Robertsons 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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