



273 Cressex Road

High Wycombe

- Attractive Older Style Detached Family Home
- Offering Scope For Improvement And Extension Subject To Planning
- Large Open Plan Living Room, Conservatory, Kitchen
- Three First Floor Bedrooms, Bathroom
- Gas Heating, Double Glazing
- Driveway And Double Length Garage With WC & Utility Area
- Good Size Rear Gardens Available With No Onward chain
- Easy Reach Of Popular Schools And Transport Links

Located to the South West of High Wycombe town centre close to Booker Common and ideally situated for local amenities including the Handy Cross Hub, cinema complex and major supermarkets. High Wycombe town centre is just a short drive away with its mainline train station, with regular fast service to London Marylebone, Birmingham & Oxford, Bus Station and Eden Shopping complex. Junction 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming town of Marlow is also just a short drive with its range of high street shops, restaurants, bars and River Thames.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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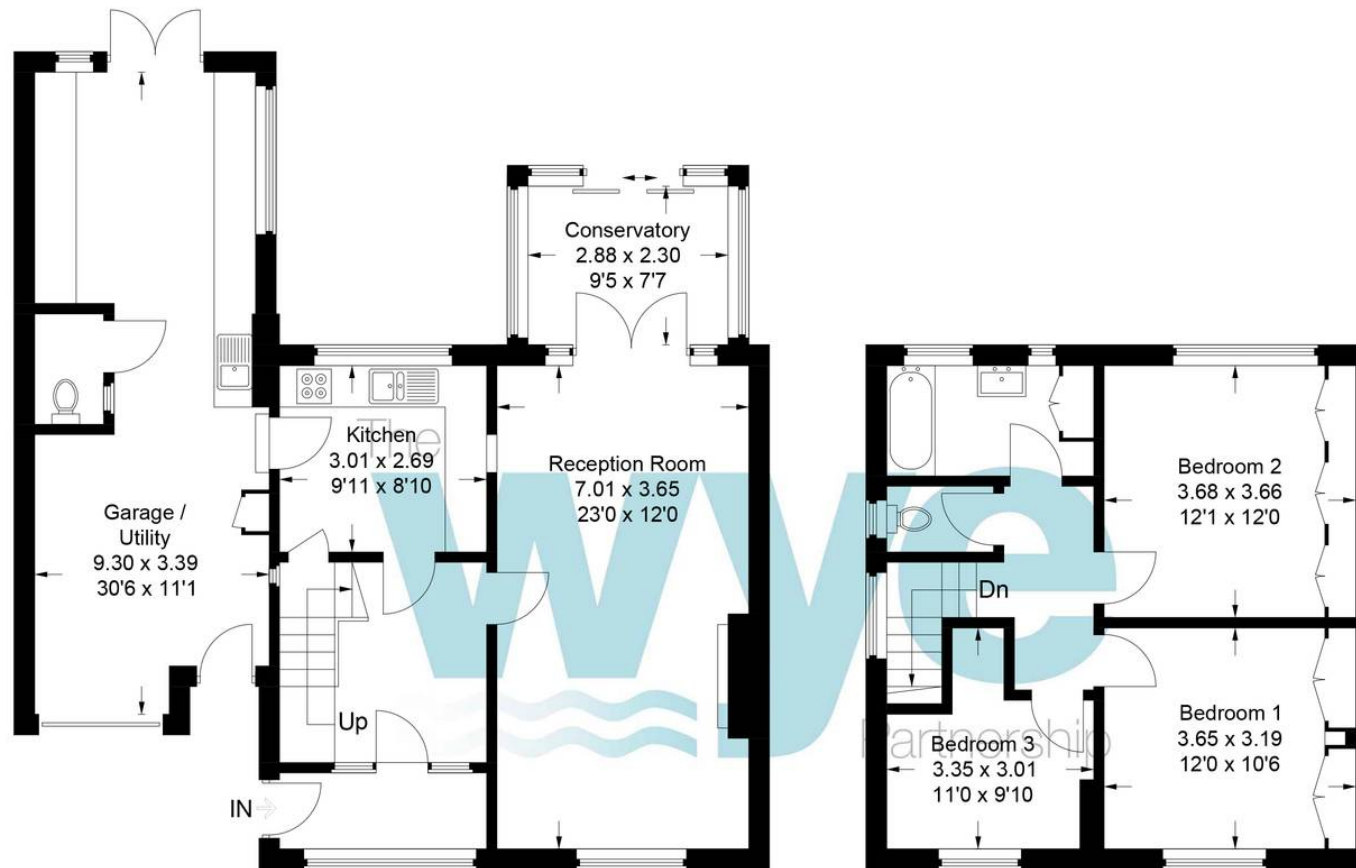
High Wycombe

This attractive older style three bedroom detached family home offers an excellent opportunity for buyers seeking a property with scope for improvement and extension, subject to planning. The spacious ground floor features a large open plan living room, conservatory and kitchen with internal access to a double length garage, which includes a WC and a useful utility area, providing practical solutions for busy households. Upstairs, there are three comfortable bedrooms and a family bathroom, perfectly suited to the needs of a growing family. The property has gas central heating and double glazing. To the outside there is a driveway at the front with good size level rear gardens to the rear that enjoy a southerly aspect. Offered to the market with no onward chain, this home is conveniently located within easy reach of popular schools and excellent transport links, making it an ideal choice for families.



Cressex Road High Wycombe, HP12 4QE

Approximate Gross Internal Area
Ground Floor = 86.2 sq m / 928 sq ft
First Floor = 47.6 sq m / 512 sq ft
Total = 133.8 sq m / 1440 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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