

Connells

Cressex Road
High Wycombe

Cressex Road
High Wycombe HP12 4PG

for sale offers in excess of
£680,000







Property Description

Occupying a prime position on the highly sought-after Cressex Road, this beautifully presented detached chalet bungalow offers spacious and exceptionally versatile accommodation, perfectly suited to modern family living and multi-generational households.

Upon entering, a welcoming entrance hall leads to a stylish contemporary shower room and an impressive sitting room, creating an inviting space for both everyday living and entertaining. The well-appointed fitted kitchen features a range of wall and base units, integrated appliances, a useful pantry, and direct access to the rear garden. A second substantial reception room, complete with sliding doors opening onto the garden, further enhances the property's excellent indoor-outdoor lifestyle.

The ground floor also benefits from two well-proportioned bedrooms and an additional shower room, conveniently serving both the main residence and the adjoining annex. Offering excellent flexibility, the self-contained annex has its own entrance and incorporates a kitchen, living area, and shower room, making it ideal for extended family, guests, or independent living arrangements.

To the first floor, the property offers a spacious principal bedroom, two further rooms with fitted storage, and a family bathroom.

Combining generous living space, flexible accommodation, and a highly desirable location, this attractive home presents a rare opportunity for a wide range of purchasers.

External

Externally, A generous driveway provides ample off-street parking for several vehicles; the enclosed rear garden provides a wonderful space for relaxation and entertaining, featuring a patio seating area, a generous lawn, mature trees, a garden shed, and a useful utility/garden room.

Location

Cressex Road is a highly regarded residential location on the south-west side of High Wycombe, offering excellent access to local amenities, reputable schools, and transport links. High Wycombe railway station is approximately 1.5 miles away, providing direct services to London Marylebone, while the nearby M40 and A404 offer convenient access to London, Oxford, and Birmingham. The area also benefits from a wide range of shopping and leisure facilities, including the Cressex retail park and Eden Shopping Centre, together with easy access to the beautiful Chiltern countryside.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 204.1 m² (2,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: F

view this property online connells.co.uk/Property/WYC309300

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.