

**Rye
View**
H O M E S





Cressex Road

High Wycombe, Buckinghamshire
HP12 4UB

Freehold
Offers in Excess of £415,000

- Three Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Downstairs Cloakroom
- Utility Room

- Rear Enclosed Garden
- Driveway Parking
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes are pleased to present to the market this three bedroom semi-detached house, located in the popular Cressex area.

The property comprises in brief; entrance hall, two reception rooms, kitchen, utility room, downstairs cloakroom, three bedrooms and family bathroom. Further benefits include gas central heating, rear enclosed garden and driveway parking.

Ideal buy to let investment or first time purchase.

The accommodation in further detail comprises: (all measurements being approximate only)

GROUND FLOOR

Entrance Hall

Door to front, radiator, doors to both reception rooms, kitchen and cloakroom, stairs rising to first floor.

Reception Room One

11' 11" (3.63m) x 10' 11" (3.33m):
Double-glazed bay window to front aspect, radiator, carpeted flooring.

Reception Room Two

13' (3.96m) x 10' 11" (3.33m):
Double-glazed sliding doors to rear garden, radiator, carpeted flooring.

Kitchen

9' 9" (2.97m) x 7' 11" (2.41m):
Fitted kitchen with double-glazed window to side aspect, integrated oven, gas hob and extractor hood, wall-mounted boiler, tiled flooring, door to utility room.

Utility Room

Tiled flooring, door to rear garden.

Cloakroom

WC, wash hand basin, wood effect flooring.

FIRST FLOOR

Bedroom One

11' 11" (3.63m) x 10' 11" (3.33m):
Master double bedroom with double-glazed bay window to front aspect, radiator, carpeted flooring.

Bedroom Two

13' (3.96m) x 10' 10" (3.30m):
Double bedroom with double-glazed window to rear aspect, radiator, carpeted flooring.

Bedroom Three

9' 9" (2.97m) x 8' (2.44m):
Double-glazed window to rear aspect, radiator, carpeted flooring.

Bathroom

7' (2.13m) x 6' 2" (1.88m):
Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, double-glazed window to front aspect, tiled flooring.

OUTSIDE

Rear Garden

Enclosed rear garden.

Parking

Driveway parking.

Tenure

Advised by vendor - Freehold

Council Tax Band

D

Viewing

Strictly by appointment only



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NOTE: These particulars are intended only as guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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