



# 143 Cressex Road

High Wycombe, High Wycombe

- A Large Extended Three/Four Bedroom Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen, Bathroom And Cloakroom
- Ample Room For Additional Extension
- Stunning Level South Facing Rear Garden In Excess Of 120'
- Ample Driveway Parking
- Highly Regarded Sought After Residential Area
- No Upper Chain, We Hold Keys

Ideally located for major transport links including Junc 4 M40 with access to London and the North. High Wycombe Town Centre is just a short drive/bus ride with its local amenities including the Eden Shopping Complex with its numerous shops, restaurants, cinema and bowling complex.

Wycombe Swan Theatre hosts a range of shows, concerts, pantomimes and household named comedians. The mainline train station in town offers fast, regular services to London Marylebone in 23 mins and trains to Oxford and Birmingham.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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This impressive detached house presents a wonderful opportunity for families and discerning buyers seeking spacious, versatile accommodation in a highly regarded and sought after residential area. The property offers three/four generously sized bedrooms and has been thoughtfully extended to create flexible living spaces, all benefitting from gas central heating to radiators and double glazed windows for year-round comfort. The modern fitted kitchen is complemented by a contemporary bathroom and a convenient cloakroom, ensuring practicality and style throughout. The expansive layout provides ample room for further extension (subject to the usual consents), making this a home with excellent future potential. Additional features include ample driveway parking, catering to multiple vehicles. This property is offered with no upper chain and we hold the keys for immediate viewing arrangements. Combining modern comforts with a prime location, this is a rare opportunity to acquire a substantial family home in a desirable setting. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.



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

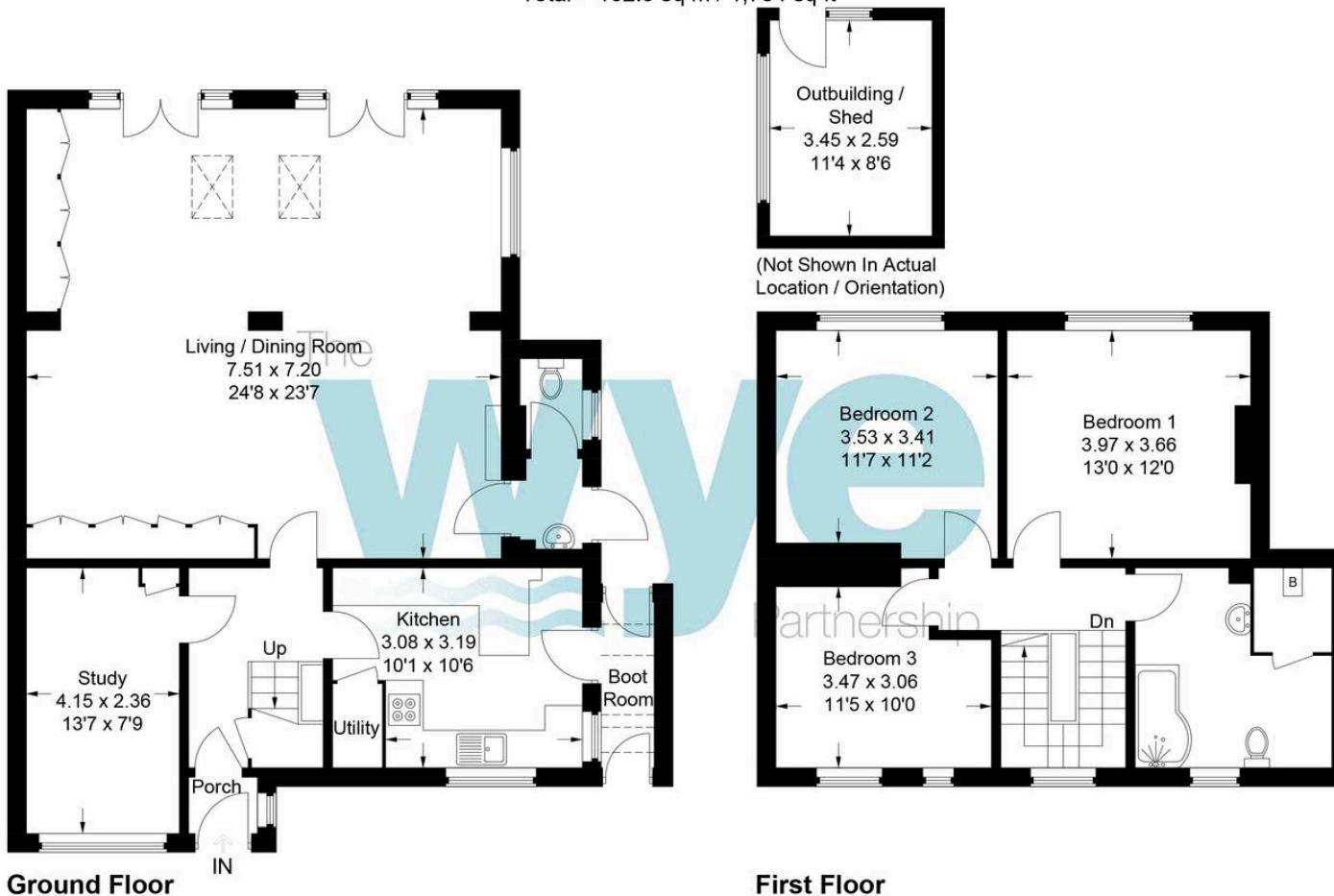
Approximate Gross Internal Area

Ground Floor = 96.5 sq m / 1,039 sq ft

First Floor = 57.4 sq m / 618 sq ft

Outbuilding = 9.0 sq m / 97 sq ft

Total = 162.9 sq m / 1,754 sq ft



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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## The Wye Partnership High Wycombe

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