



277 Cressex Road, High Wycombe, Buckinghamshire, HP12 4QE      Asking price £575,000 *Freehold*



Found on the ever-popular Cressex Road is this three-bedroom detached family home in need of full modernisation.

- Detached family home
- Three bedrooms
- Through lounge and dining room
- Kitchen
- Bathroom
- South facing garden
- In need of full modernisation
- Huge potential to extend (STPP)
- Driveway for multiple cars
- Garage to the side
- Schools close by
- EPC: E





Found on the ever-popular Cressex Road is this three-bedroom detached family home in need of full modernisation. The property comprises an entrance hall, bay fronted through lounge and dining room and kitchen to the ground floor. On the first floor are three bedrooms and a family bathroom. To the rear is a sizable south-facing garden. To the front is a driveway for multiple cars with a garage to the side of the house. This property offers huge potential to extend (STPP) and become a 'forever home'.

The property is situated a short walking distance from great primary and secondary schools. Also within walking distance is a variety of amenities, including a Post Office, Pharmacy, Booker Farm Shop and the common. There is good access to Junction 4 of the M40 Motorway, Handy Cross Hub and

High Wycombe train station, providing 30-minute train links to London Marylebone.

**Directions**

Leave the town on the A404 Marlow Hill. At the brow of the hill filter right at the traffic lights and take the first turn on the left into Marlow Road. Proceed to the second mini roundabout and turn right into Cressex Road. Drive on Cressex Road past the traffic lights and the roundabout. The property will be found on the left-hand side.

**Freehold Notes**

Council Tax band E. EPC band E.

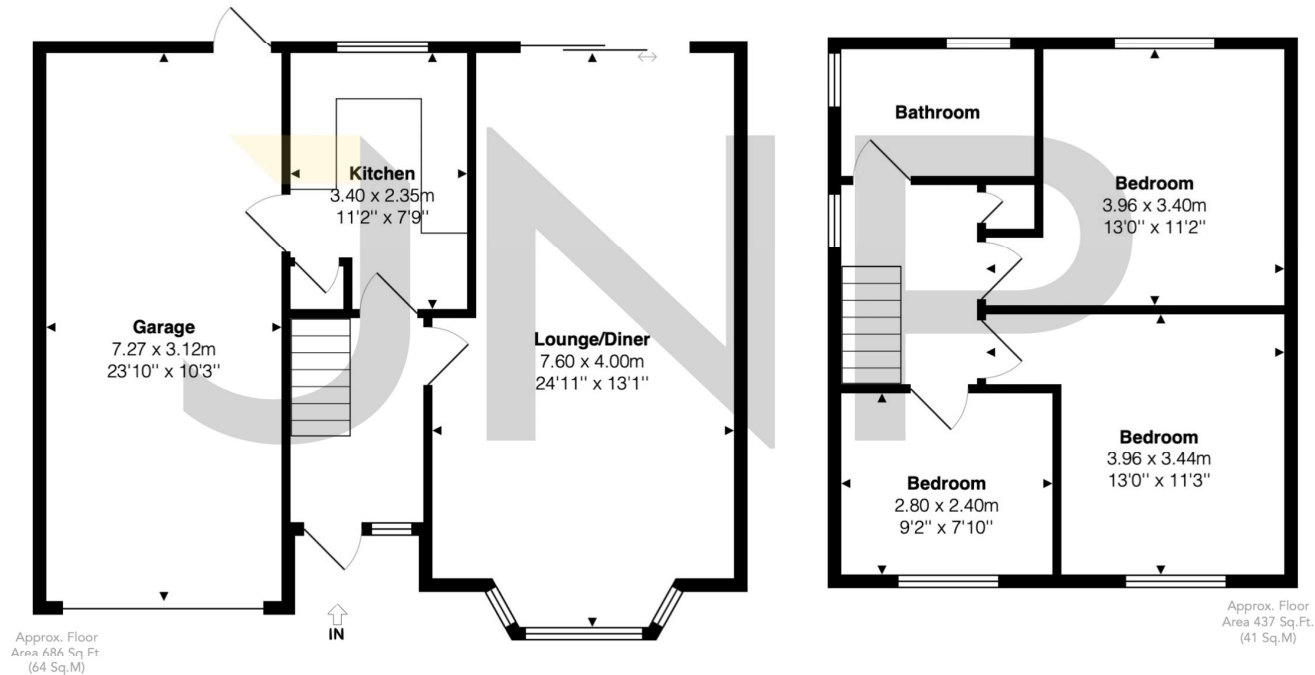
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**AML Disclaimer**

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 104 SqM (1123 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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