



Estate Agents  
**Hurst**

135 Cressex Road, High Wycombe, Buckinghamshire, HP12 4PZ

£650,000

# 135 Cressex Road, High Wycombe, Buckinghamshire, HP12 4PZ

A really unusual, yet sizeable, ex care home that offers huge potential to become a substantial, five bedroom detached family home, subject to some reconfiguring of the ground floor accommodation. The property is one of just a few remaining that still retains a sizeable south facing rear garden and is situated just a short walk of local shops, Wycombe High and John Hampden Grammar Schools, Ofsted outstanding primary school and provides easy access to junction 4 of the M40 motorway. The accommodation includes; entrance hall, downstairs shower room, utility room, fitted kitchen, three reception rooms, five bedrooms and family bathroom. The property also benefits from; gas central heating, UPVC double glazing, driveway parking for four vehicles and a large enclosed, south facing rear garden which is fairly level. This property is also offered to the market with no onward chain and an early booking is highly recommended.



**FIVE BEDROOM DETACHED**

**EX CARE HOME**

**HUGE REAR GARDEN**

**SUPERB POTENTIAL**

**IDEAL FAMILY HOME**

**CLOSE TO JUNC 4 OF M40**

**NO CHAIN**

**THREE RECEPTION ROOMS**

**DOUBLE GLAZED**

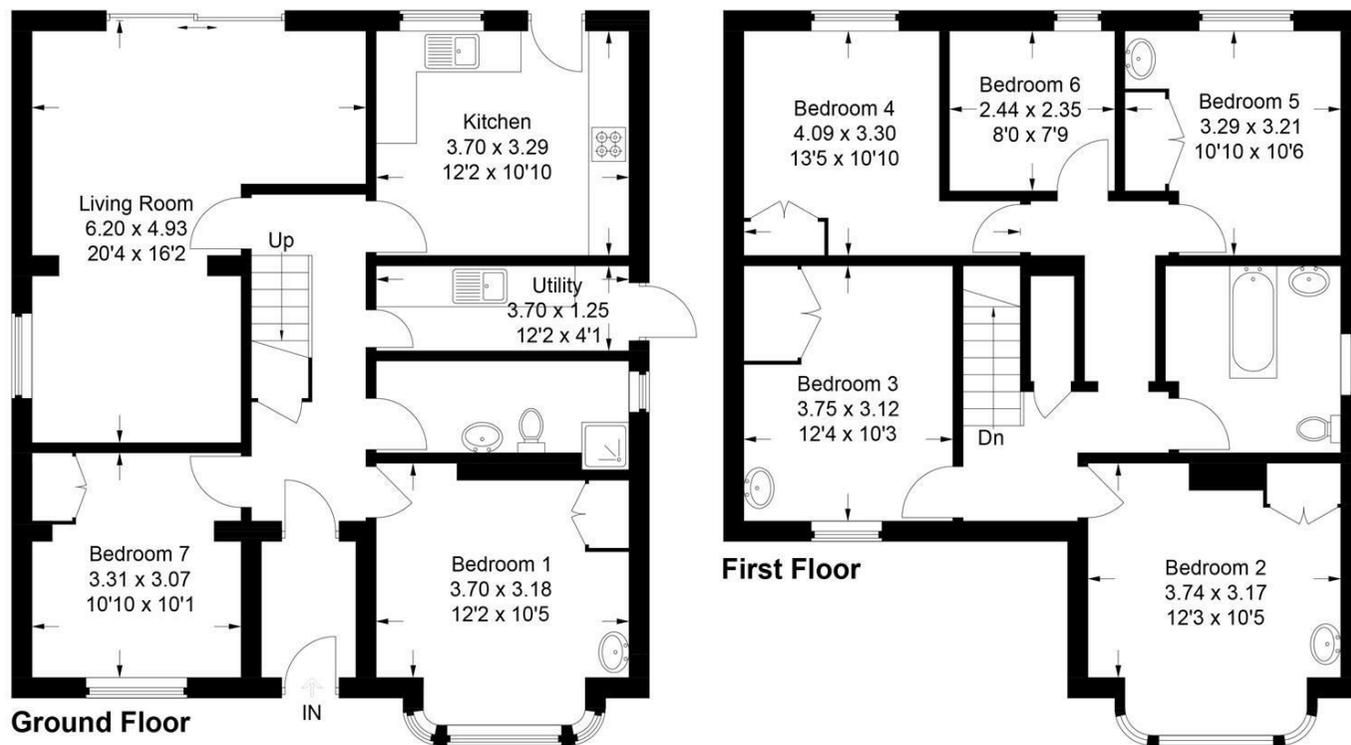
**SPACIOUS DRIVEWAY**







Approximate Gross Internal Area  
 Ground Floor = 86.5 sq m / 931 sq ft  
 First Floor = 74.6 sq m / 803 sq ft  
 Total = 161.1 sq m / 1,734 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.  
 © CJ Property Marketing Ltd Produced for Hurst



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)