

49 Cressex Road, High Wycombe, HP12 4PG

Offers IEO £680,000 *Freehold*

# A Five Bedroom Detached Bungalow

- Five bedroom detached chalet bungalow
- Beautifully presented property
- Five double bedrooms
- Heavily extended property throughout
- Modern kitchen
- Large driveway for multiple cars
- Self-contained annexe to the side of the property
- Large enclosed private garden
- Ideal for families
- Walking distance to local amenities
- EPC: C







JNP is pleased to present this beautifully presented, five-bedroom detached chalet bungalow located within the desirable Cressex area within High Wycombe. This property has been heavily extended to the side and rear making it an extremely spacious accommodation that benefits from being in a beautifully presented condition.

The property comprises a large entrance hallway, a large living room that follows through to a spacious rear reception room providing ample space for families, a modern kitchen with space for all white goods and an extra reception room off the kitchen that provides excellent space as a formal dining room or potential study. Continuing on the ground floor, the property also boasts two double bedrooms, one of which has a family bathroom with accessible features for elderly or disabled buyers.

On the first floor, the property comprises; three double bedrooms all of which have built-in storage and a modern family bathroom with an expensive built-in jacuzzi bath.

The property also boasts a self-contained annexe which has a good-sized living accommodation, a modern kitchen with space for white goods, a family shower room and a private entrance. The annexe does have access to the main property if this is a requirement and can be used in a multi-functional purpose either for an extended family or for young adults looking for their own private space.

The property also has a large, enclosed, private, rear south-facing garden that allows ample space for children to play or room for avid gardeners to plant flowers and create a landscaped garden. T

he property's location is within the Cressex area of High Wycombe which provides very easy access to the M40 (Junction 4) and is within a short drive to the High Wycombe train station which provides easy routes into London via the main train line. The property is very accessible to the local shops, bars, restaurants, and many more local amenities and offers an array of excellent local Primary and Secondary schools making this a perfect family home. Viewing is highly recommended!

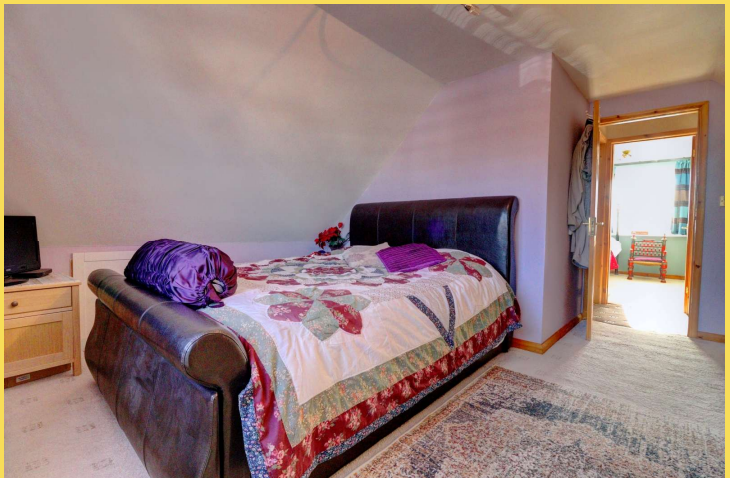
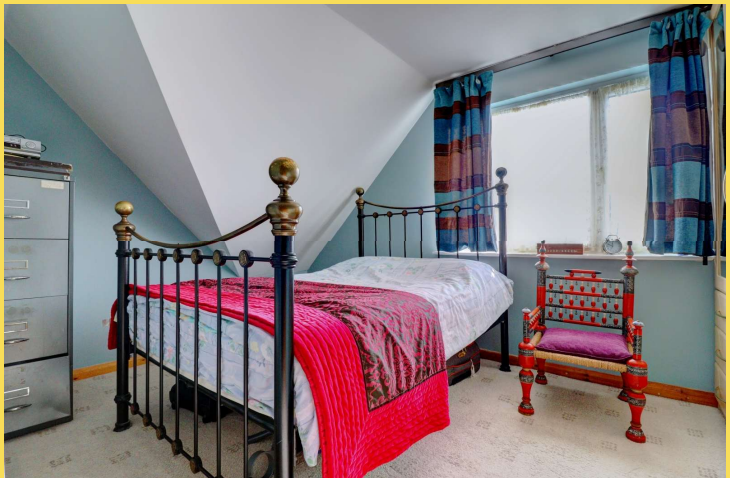
Freehold
Council Tax band F. EPC band C.

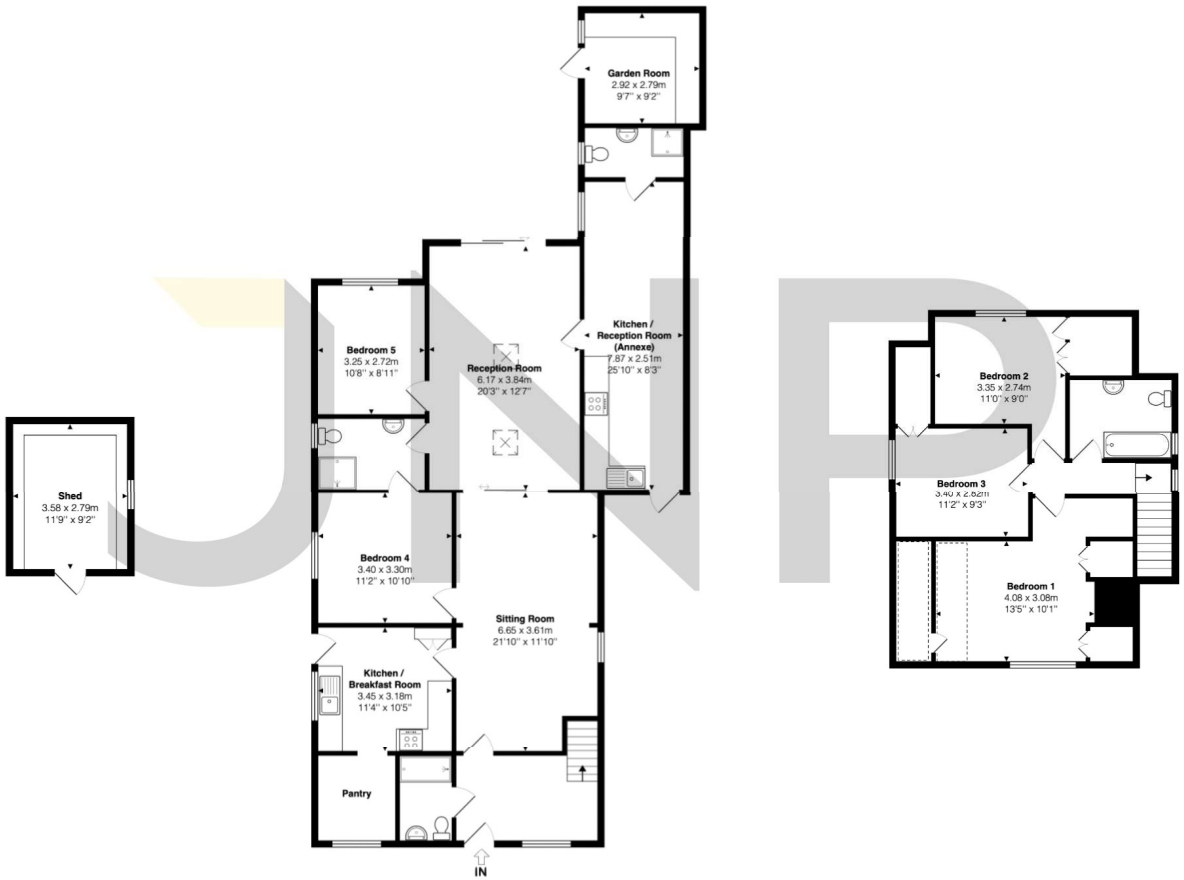
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AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.








**The approximate total area for the elements of the property represented on the floorplan is 227 SqM (2439 Sq.Ft)**

**Cressex Road, High Wycombe, Buckinghamshire, HP12 4PG**

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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