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Verney Avenue High Wycombe HP12 3ND









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£550,000

Set within a sought-after private road in the popular Cressex area, this extended three-bedroom, three-reception family home offers a fantastic opportunity for refurbishment - ideal for those looking to create a family home.

Description

Upon entering through the front door, you are welcomed into a central hallway with stairs to the right. The hallway provides access to a bay-fronted sitting room, a second reception room, and an extended kitchen. To the rear, an additional reception room adjoins the kitchen, offering great potential to design an open-plan kitchen, dining, and family area.

Upstairs, the property features three well-proportioned bedrooms and a modern family shower room.

Externally, the home benefits from a generous west-facing rear garden - perfect for outdoor entertaining - as well as parking for three cars. Additional features include double glazing, a modern gas boiler, an integral garage, and useful loft storage.

Situation

Verney Avenue is a desirable private road located in the sought-after Cressex area of High Wycombe. The neighbourhood is well regarded for its peaceful residential setting while offering excellent access to local amenities, schools, and transport links.

Cressex is home to a range of convenient shopping options, including supermarkets and retail parks, as well as nearby leisure facilities such as the Wycombe Leisure Centre and Cressex Business Park. For families, the area offers a good selection of well-rated primary and secondary schools, including the renowned Wycombe High and John Hampden Grammar Schools.

Commuters benefit from easy access to Junction 4 of the M40, providing direct routes to London, Oxford, and Birmingham. High Wycombe train station is just a short drive away, offering regular services to London Marylebone in under 30 minutes.

Surrounded by the scenic Chiltern Hills, residents can also enjoy an abundance of green spaces, walking routes, and countryside escapes just moments from their doorstep.



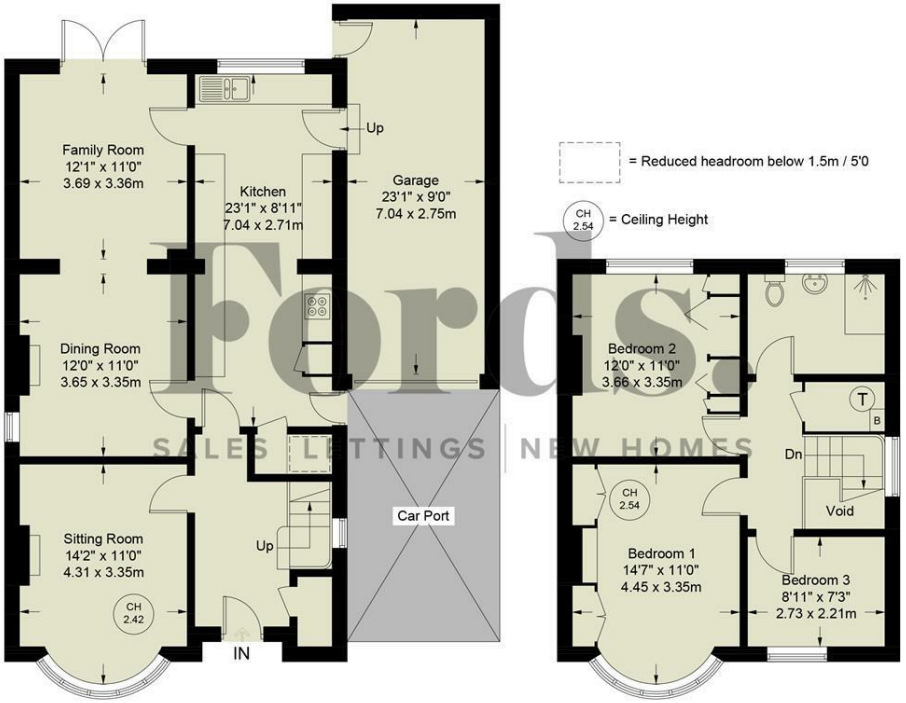




Floor Plans

Verney Avenue, HP12 3ND

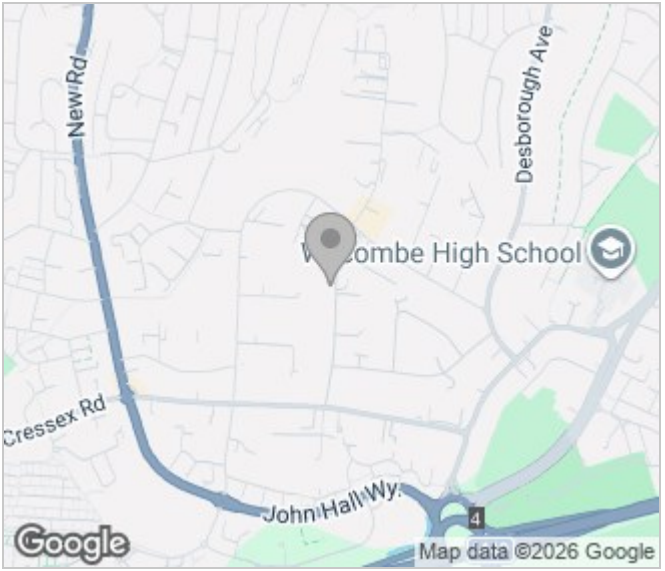
Approximate Gross Internal Area
Ground Floor = 1011 sq ft / 93.9 sq m
(Including Garage & Void / Excluding Car Port)
First Floor = 514 sq ft / 47.8 sq m
Total = 1525 sq ft / 141.7 sq m



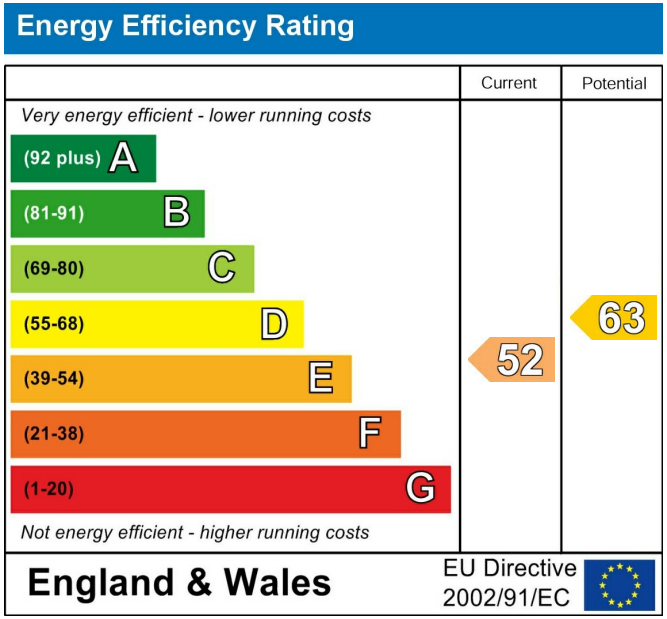
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Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Performance Graph



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