

# Fords.

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Abbots Way High Wycombe HP12 4NR



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**Asking price £415,000**

Situated within a quiet cul-de-sac in the popular Cressex area, this charming two-bedroom detached home offers well-presented accommodation and convenient access to Junction 4 of the M40, making it ideal for First Time Buyers and Downsizers.

## Description

The property is entered via a welcoming central hallway. To the left is the second bedroom alongside a stylish family shower room, while to the right you will find a generous sitting and dining room providing an excellent space for both relaxation and entertaining. Continuing through the hallway leads to the well-proportioned principal bedroom, complete with fitted wardrobes, and a bright kitchen breakfast room overlooking the garden.

Outside, the property benefits from a private and level rear garden designed for low maintenance, featuring artificial lawn and a paved side area which currently houses a large storage shed.

Further benefits include gas central heating, UPVC double glazing, a garage, and driveway parking.

## Situation

Abbots Way is situated within the popular Cressex area to the south of High Wycombe, offering excellent convenience for both local amenities and commuter links. The property is ideally located for access to Junction 4 of the M40, providing direct routes towards London, Oxford and the wider motorway network.

High Wycombe town centre is approximately 2 miles away and offers a wide range of shopping, leisure and dining facilities, including the Eden Shopping Centre, cinema complex, restaurants and cafés. High Wycombe railway station provides regular services to London Marylebone, making the area attractive for commuters.

Locally, there are a number of well-regarded schools nearby including Cressex Community School, along with several primary schools within the surrounding area.



# Floor Plans

**Abbots Way, HP12 4NR**

Approximate Gross Internal Area = 696 sq ft / 64.7 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 834 sq ft / 77.5 sq m

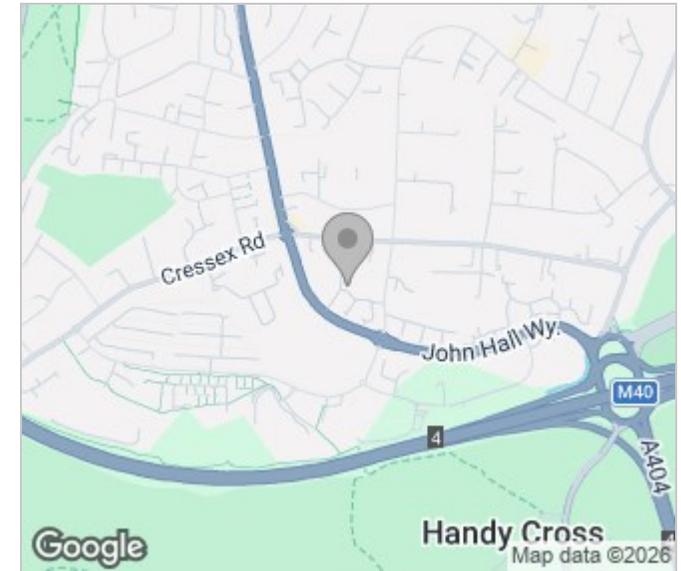




**Ground Floor**

Floor Plan produced for Ford & Partners by Media Arcade ©.  
 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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	