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Middle Way  
Chinnor



bonners & babingtons

# Middle Way Chinnor OX39 4TP

Guide Price: £425,000

Previously extended & beautifully maintained 3 bed end of terrace property, benefitting from two bathrooms, ample parking, south facing rear garden & potential for a further extension to the side subject to planning. Close to Middle Way shops & a short walk to the high street, local amenities & schools.

The property comprises of; slate entrance hallway into the modern kitchen that consists of ample waist and eye level storage units, integrated fridge freezer, dishwasher and washer/dryer. There is also a handy breakfast bar area, ideal for socialising with family or friends, there is also a large under stairs pantry cupboard, recessed coffee bar station and access to the walk in boot room/storage room and the downstairs shower room.

The lounge/dining reception room is bright and spacious with staircase to the upstairs and entrance to the sun room. This room is a real bonus and has the benefit of the roof being insulated to create a useful and versatile space for all year round use, it also has access to the enclosed rear, south facing garden.

Upstairs are three good sized bedrooms and a generous family bathroom with P shape bath and rainfall shower, vanity units, and heated towel rail.

**Outside:** The garden is laid mainly with faux grass and has two patio areas for dining and relaxing. there is rear and side access with the added benefit of additional space to the side of the property for storage or potential extension. There is parking for two cars at the front of the property and as the house is close to Middle way convenience stores, there is plenty of additional parking for guests.





Other notable features; Double glazing throughout, gas central heating and a part boarded loft with pull down ladder and lights.

**Location**

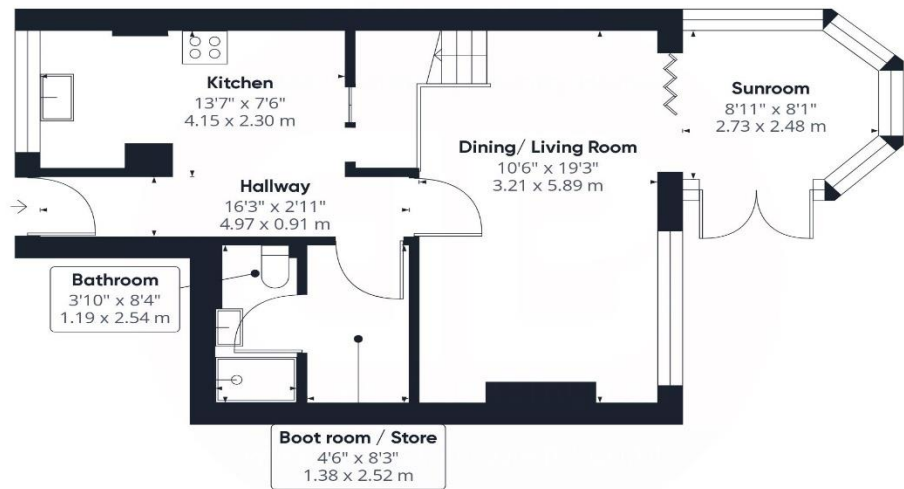
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

902.61 ft<sup>2</sup>  
83.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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