



Oxford Down Chinnor OX39 4FF

Guide Price: £475,000

An immaculately presented and well appointed 3 bedroom town house situated in a quiet no through road, offering semi open plan living and pretty south facing garden with driveway and garage.

The property comprises of entrance hallway, leading through to a semi open plan living area with large under stairs storage cupboard. This area flows in to the well equipped and modern kitchen with integrated appliances, comprising of; washing machine, fridge freezer, dishwasher, double oven, electric hob, ample waist and eye level units and a door to the pretty south facing garden. There is also a downstairs cloakroom.

First Floor: There is a generous and bright double bedroom with built in wardrobes that overlooks the rear garden, and a further single bedroom, along with a family bathroom with bath and overhead rainfall shower, wc, vanity unit and heated towel rail.

Top Floor: Fabulous light and airy master suite with built in wardrobes, luxury ensuite facilities with a double shower and velux window offering additional natural light.

Outside: The Pretty south facing rear garden, mainly laid to lawn with a sociable patio area, perfect for outside dining and entertaining family and friends during the summer months. There is rear access to the garage, containing built in units, power and lights and an electric garage door - this garage will actually fit a large car!





Other notable features include; Gas central heating, 5 year remaining warranty, off road parking, garage.

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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