



bonners & babingtons

Elm Drive  
Chinnor

**Elm Drive  
Chinnor  
Oxfordshire  
OX39 4HH**

**Guide Price £425,000**

A spacious 4 bedroom family home located in the sought after village of Chinnor within walking distance of local amenities.

The accommodation comprises entrance hall with storage, downstairs cloakroom, living room with fireplace and refitted kitchen/dining room with double doors opening onto the rear garden. On the first floor there are 4 generous bedrooms, landing with access to the loft space and refitted bathroom.

Outside there is a good size private rear garden and garage with parking. The property also benefits from gas central heating and replacement double glazing.

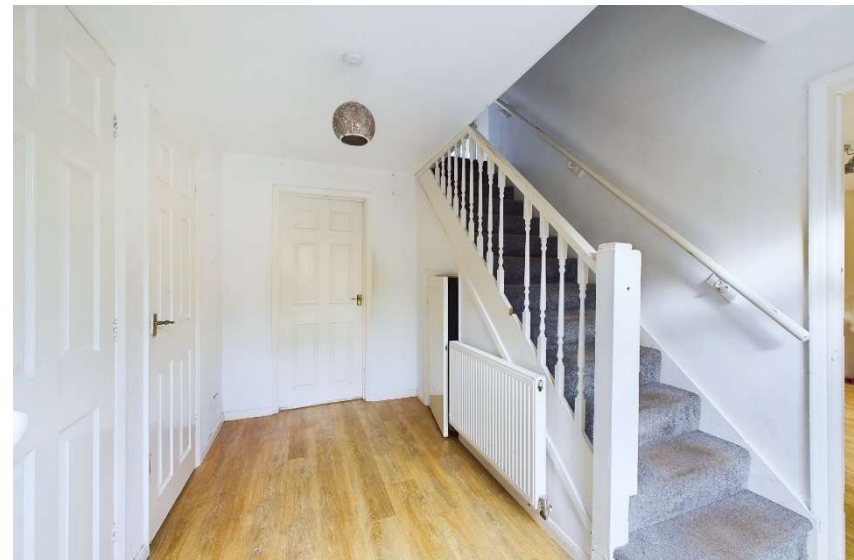
The property is in need of some cosmetic updating and is offered 'For Sale' with no onward chain.





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).

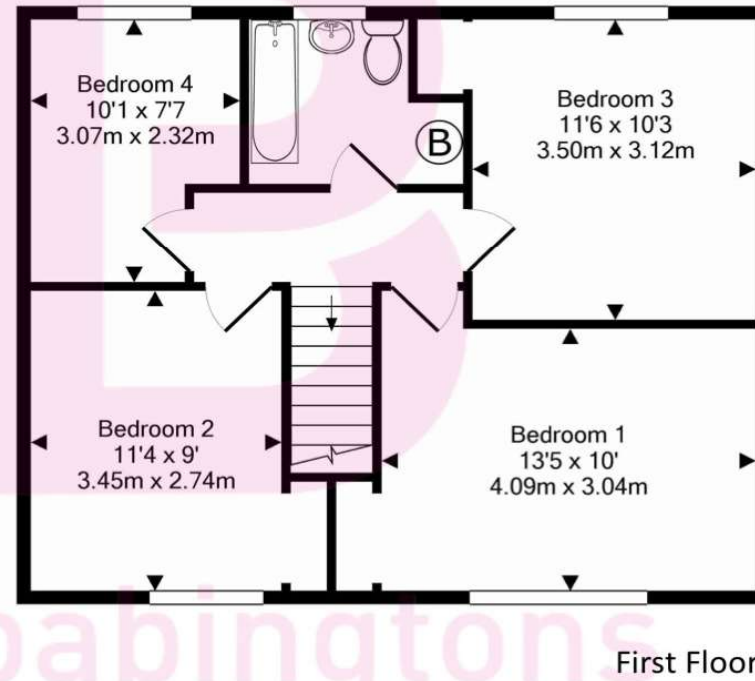


**Tenure – Freehold**  
**Council Tax - Band D**

Energy Efficiency Rating	
Current	Potential
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #f0f0f0; margin-right: 5px;"></div> <div style="font-size: 8px;">                     Very energy efficient – lower running costs                      (92-100) <b>A</b> </div> </div>	
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #c6e0b4; margin-right: 5px;"></div> <div style="font-size: 8px;">                     (81-91) <b>B</b> </div> </div>	
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #a6d854; margin-right: 5px;"></div> <div style="font-size: 8px;">                     (69-80) <b>C</b> </div> </div>	
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #ffd966; margin-right: 5px;"></div> <div style="font-size: 8px;">                     (55-68) <b>D</b> </div> </div>	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #ffd966; margin-right: 5px;"></div> <div style="font-size: 8px;">63</div> </div>
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #ffc000; margin-right: 5px;"></div> <div style="font-size: 8px;">                     (39-54) <b>E</b> </div> </div>	
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #ff8c00; margin-right: 5px;"></div> <div style="font-size: 8px;">                     (21-38) <b>F</b> </div> </div>	
<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #ff4500; margin-right: 5px;"></div> <div style="font-size: 8px;">                     (1-20) <b>G</b> </div> </div>	
<small>Size energy efficient – higher running costs</small>	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

# Elm Drive, Chinnor, Oxfordshire, OX39 4HH

Approx. Gross Internal Area  
101 sq m – 1089 sq ft



This floorplan is not to scale. It is for guidance only  
and accuracy is not guaranteed

#### 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

Robert House, 19 Station Road, Chinnor,  
Oxfordshire, OX39 4PU

**01844 354554**

[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)

