



bonners & babingtons

Leyburne Gardens  
Chinnor

# Leyburne Gardens

## Chinnor

### OX39 4EL

£450,000

A rare opportunity to acquire this well maintained bungalow, that offers huge potential to either extend up as other neighbours have already done, (previously granted) or extend to utilise the large side plot. Situated within this quiet cul de sac, just a short walk to local shops and amenities. Chain free.

Whilst this property has been well maintained during its current ownership, it would benefit from modernisation in places. The property consists of: entrance hallway where all rooms lead from. To the front of the property is a spacious reception room with open fireplace for those cosy winter nights in. Across the hallway is bedroom no.2 and a dated but immaculate bathroom, with bath and a separate shower. The generous master bedroom benefits from fitted wardrobes.

The 2nd reception/breakfast room is semi open plan to the kitchen, which has ample eye and waist level units, a door to the pretty garden and a door to the integral garage, which could also be converted to further accommodation if required, subject to planning.

#### Outside

To the front of the property the garden is laid to formal manicured hedging, a garage with electric door, power and lights, along with ample space for numerous cars within the properties private and extensive driveway.

The rear garden boasts a sociable patio, a lawned area with mature hedging and trees, a garden room and garden shed. There is ample space to the side of the property for additional parking, or potentially subject to planning, further development.





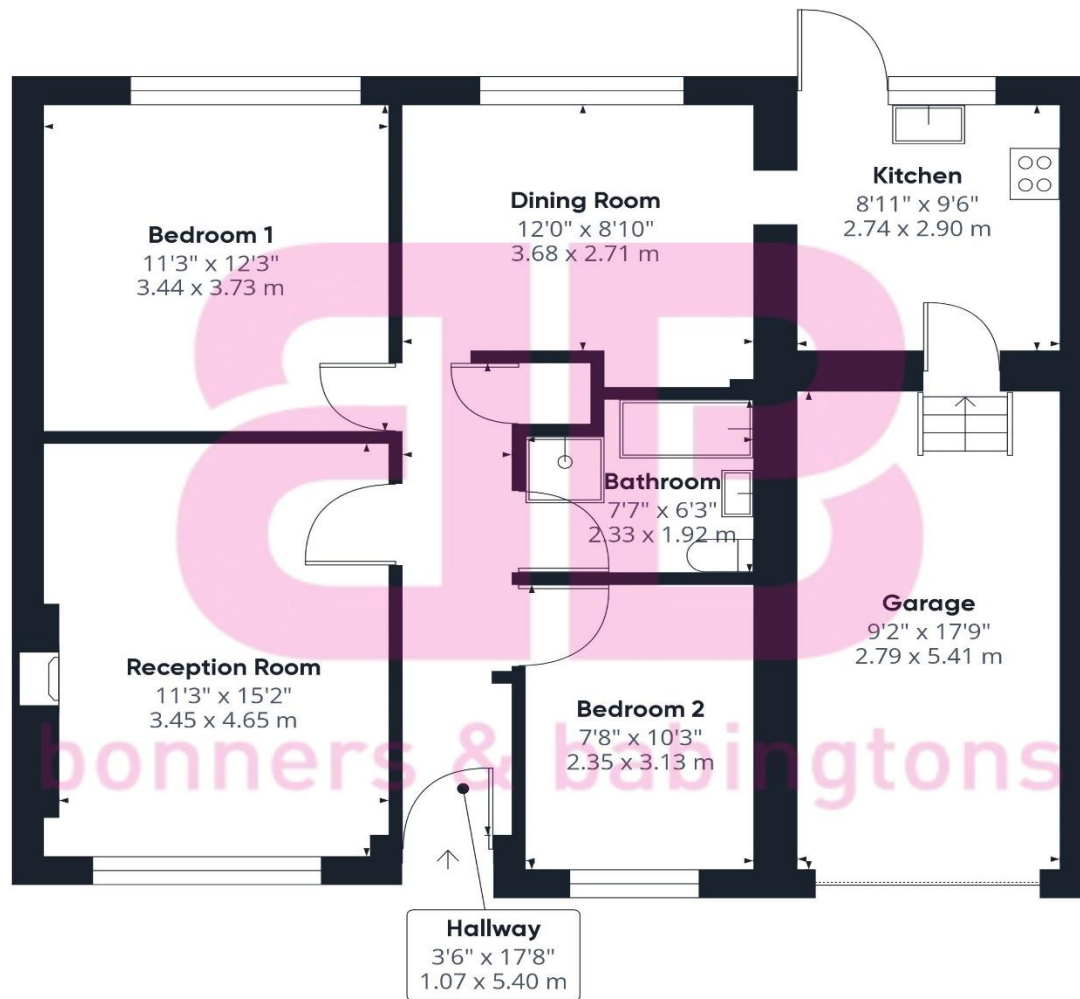
Other notable features include: gas central heating, double glazing and recently serviced boiler.

#### 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





Approximate total area<sup>(1)</sup>  
882.1 ft<sup>2</sup>  
81.95 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.

Calculations are based on RICS IPMS 3C standard.

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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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