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Kiln Avenue  
Chinnor

# Kiln Avenue Chinnor OX39 4BZ

Guide Price £365,000

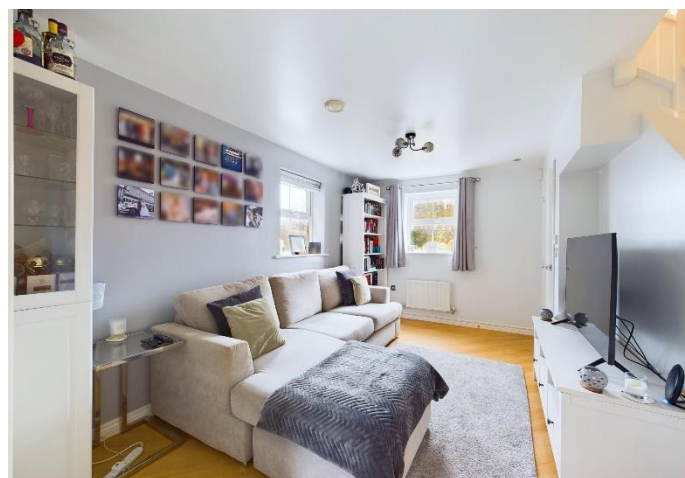
An immaculately presented and spacious 2 bedroom property with gated off road parking. Situated in the popular Old Kiln Lakes development with fabulous countryside walks on your doorstep and a heritage steam railway for fun days out, close by.

The property consists of: entrance hallway with downstairs WC and space for coats and shoes, leading to the dual aspect reception room, which is a bright and sunny room, offering various furniture configurations to suit. The spacious modern kitchen/diner has ample eye and waist level units, space for a dining room table, quartz work top, integrated fridge/freezer, and dishwasher, space for further white goods and a door to the rear garden.

Upstairs there are two double bedrooms with the master bedroom boasting stunning views of the Chiltern Hills and stylish built in wardrobes. There is also a modern bathroom, with bath and overhead shower.

## Outside

The rear east facing garden is laid mainly to lawn with a raised patio at the rear of the garden and a gate to the side of the property and parking. The property benefits from private gated off road parking for 2 cars, with plenty of on road parking for visitors.





Other notable features include: gas central heating, double glazing throughout and a pressurised water cylinder.

#### Location

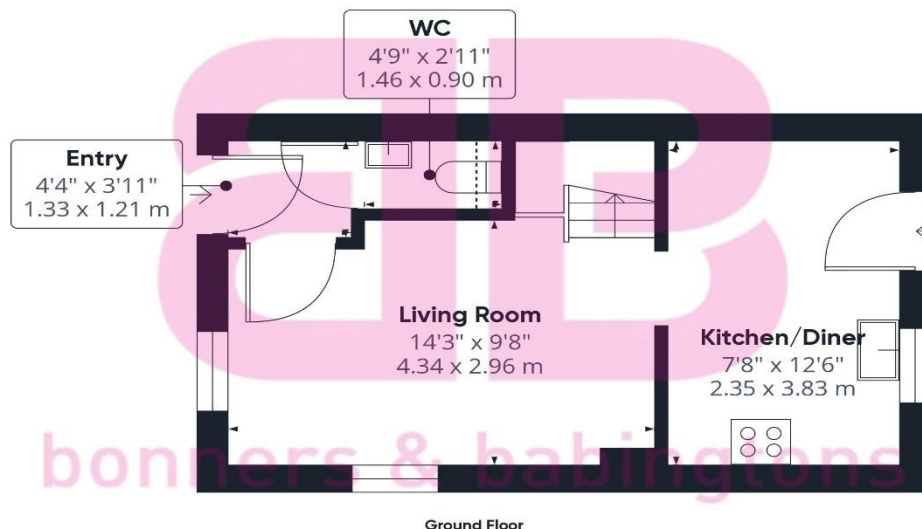
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two 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).



#### Band C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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

518.39 ft<sup>2</sup>  
48.16 m<sup>2</sup>

**Reduced headroom**

2.37 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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.

**GIRAFFE360**

**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**

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