



bonners & babingtons

Hillside View  
Chinnor

# Hillside View Chinnor OX39 4DE

Offers in Excess of: £450,000

3 bedroom semi-detached property on the sought after development of Kiln Lakes, boasting a south facing garden, separate garage and views of the Chiltern Hills. With local nature reserve and countryside walks on the doorstep, all within walking distance of village schools, shops and amenities.

The property comprises; Tiled entrance hall, with cupboard for coats and shoes and downstairs wc, all other rooms lead off. The spacious kitchen/dining room has ample waist and eye level units, gas hob, electric oven, dishwasher and space for washing machine and free standing fridge freezer. There is a large understairs cupboard and plenty of room for a dining set.

The main reception room is light and bright due to the dual aspect and benefits from French doors leading to the south facing garden. There is plenty of space for comfortable furniture to settle down and entertain family or friends.

Upstairs are three bedrooms, with the master bedroom boasting a dual aspect, with views over the Chiltern Hills, ample space for wardrobes and refitted ensuite shower room with heated towel rail. The second bedroom also benefits from a dual aspect. The family bathroom is modern and fresh with a bath and overhead shower and heated towel rail.

Outside: The rear, south facing garden is generous in size and has an additional area behind the garage perfect for growing your own fruit or vegetables. There are young trees and mature borders and an additional shed for storage. The garage has power and lights, rafter storage, side door and front, up and over door at the end of the driveway that has space for several cars.





Other notable features:  
Double glazing throughout,  
gas central heating.

#### Location

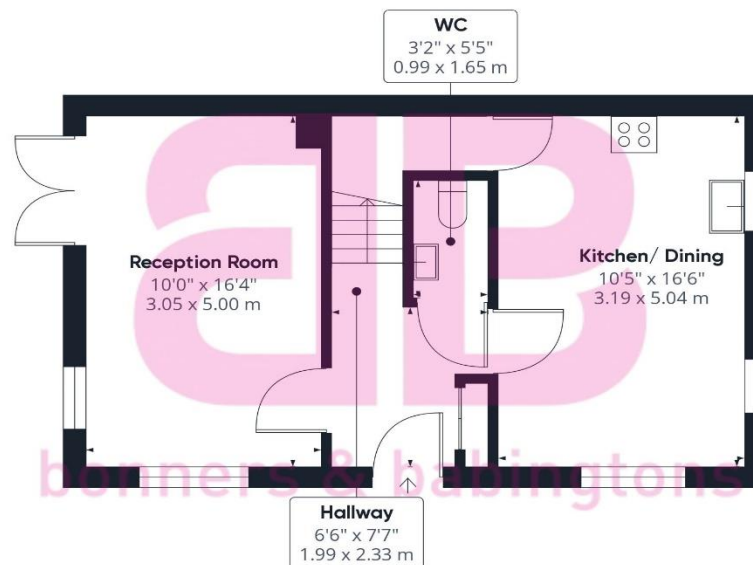
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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

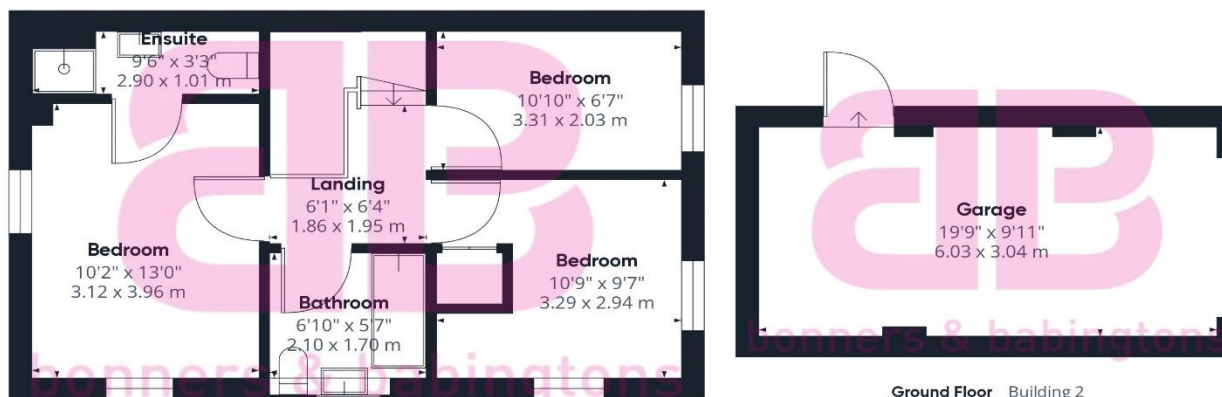
Council Tax: Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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

1050.46 ft<sup>2</sup>  
97.59 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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