



bonners & babingtons

Emperor Way
Chinnor

Emperor Way Chinnor OX39 4GL

Offers in Excess of: £350,000

An immaculately presented 2 bedroom end of terrace property with larger than average garden in a quiet development built three years ago. Situated within walking distance of local shops, schools and amenities.

This property comprises; entrance hallway with space for shoes and coats, access to the open plan kitchen/reception room. The kitchen is well appointed with ample waist and eye level units, electric oven with gas hob and integrated washer/dryer. There is space for a free standing fridge freezer and there is also a stylish breakfast bar. The remainder of the room has space for comfortable seating and socialising. There is also a downstairs wc and useful understairs storage space and access to the rear South facing garden via French doors.

Upstairs are two bedrooms, with the second benefitting from built in wardrobes and over stairs storage cupboard. The modern family bathroom has a bath with overhead shower and heated towel rail.

Outside: The rear South facing garden is larger than average, mainly laid to lawn and has a sociable patio area and also boasts a fabulous purpose built home office with power and lights, there is also an additional storage shed. There is side access to the front of the property where there are private side by side parking spaces for two cars, and further visitor spaces nearby





Other notable features: gas central heating, & remaining NHBC warranties.

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).

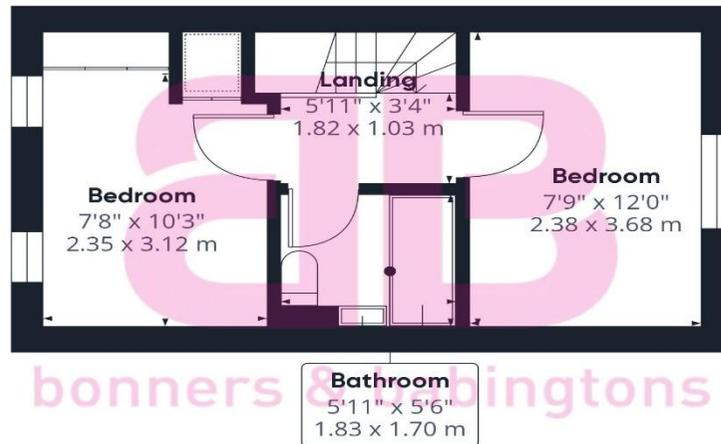
Council Tax Band C



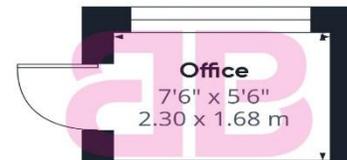
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92-101) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

537.76 ft²
49.96 m²

Reduced headroom

10.57 ft²
0.98 m²

(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.

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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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