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Oak End Way  
Chinnor

# Oak End Way Chinnor OX39 4JJ

Guide Price: £400,000

A deceptively spacious 3 bed mid terraced property with garage, that has been renovated by the current owners to a high specification with a contemporary open plan layout. Close to local schools, shops and amenities.

The property consists of: Entrance hall with downstairs cloakroom and access to the rest of the downstairs space which is a modern open plan layout with the main reception area flowing through to the kitchen /dining room. This bright and airy space is the heart of the home and boasts a spacious and stylish design with quartz work tops, ample eye and waist level storage cupboards, integrated fridge/freezer, dishwasher and washing machine, electric oven and gas hob. There are French doors to the enclosed rear garden.

Upstairs: There are three bedrooms, two of which are double and all three benefit from built in wardrobes. The family bathroom has also been recently improved and has a bath with overhead shower, heated towel rail and vanity unit.

Outside: The enclosed rear South Easterly garden has been redesigned to maximise the space and create a wonderful social patio and further raised decking which is a sunny spot in the warmer months. There is a small area of lawn and rear access to the driveway with parking for two cars. There is also the added bonus of a separate garage that has been thoughtfully sectioned to create a storage space at the front with up and over door, and a utility area at the rear that has power and lights, this could also be a wonderful home office. The front garden is mainly laid to lawn with a path to the front gate that leads to pedestrian access.





Other notable features: gas central heating and double glazing throughout.

#### Location

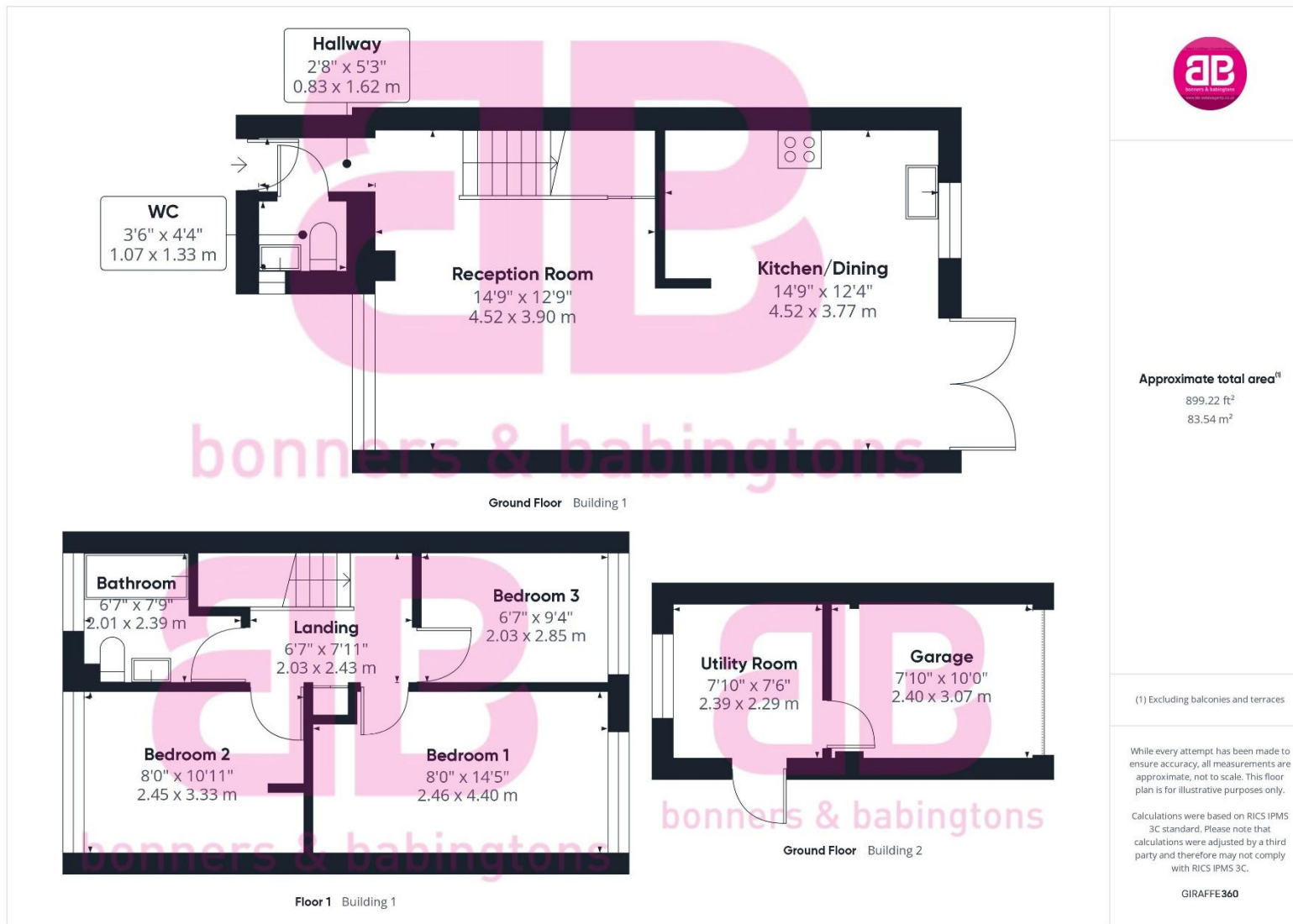
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire hire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and 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			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(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	



**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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