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bonners & babingtons

Lower Icknield Way
Chinnor

Lower Icknield Way Chinnor OX39 4DZ

Fixed Price of: £342,000

Bonnors & Babingtons are pleased to offer this well proportioned two bedroom semi detached period property. Offering a good size garden, off road parking and a garage. located within walking distance of local shops and amenities in this highly regarded village. Excellent transport Links. NO UPPER CHAIN

The accommodation briefly comprises of: living room with wood burner and half stable door leading to the shaker style kitchen, which has ample eye and waist level storage, middle island with built in cupboards, integrated dishwasher, range cooker, oak work tops, utility space with plumbing for white goods and French doors leading to the patio and garden.

Upstairs there are two double bedrooms and a contemporary bathroom with bath, separate shower and heated towel rail.

Outside there is an enclosed rear garden which is laid mainly to lawn with a sociable patio area and a path leads you the garage and off road parking.

The property also benefits from gas central heating, double glazing and is sold with no upper chain.

Council tax band D





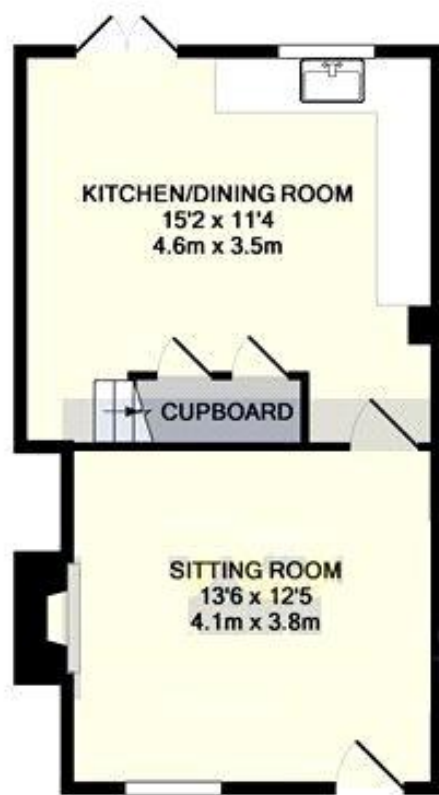
Location

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).



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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