



banners & babingtons

The Avenue
Chinnor

The Avenue Chinnor OX39 4PB

Guide Price: £525,000

A 3 bedroom detached bungalow situated at the end of a quiet cul de sac, just a short walk from the local shops & village amenities. The property would benefit from modernisation and has potential to extend or amend. The property boasts a south facing garden, ample off road parking & a garage.

The property consists of: entrance hallway where all rooms lead from. There are three double bedrooms, with two benefitting from built in wardrobes, one bedroom is currently used as a dining room but could easily be converted back if required. The property has a good size dual aspect kitchen, with ample eye and waist level storage units, plumbing for white goods, a walk in larder and door to the side of the property and garage.

The reception room has the original wooden parquet flooring, an open fire place and sliding doors to the patio and garden.

There is also a large family bathroom, with bath, vanity unit and heated towel rail.

Outside

The south facing rear garden has been beautifully maintained by the current owner for over 40 years, which is laid mainly to lawn with mature shrubs and plants and a sociable patio. The front garden is equally as attractive, however, part could be used for additional parking if desired.





Other notable features include: double glazing, modern combi boiler and gas central heating.

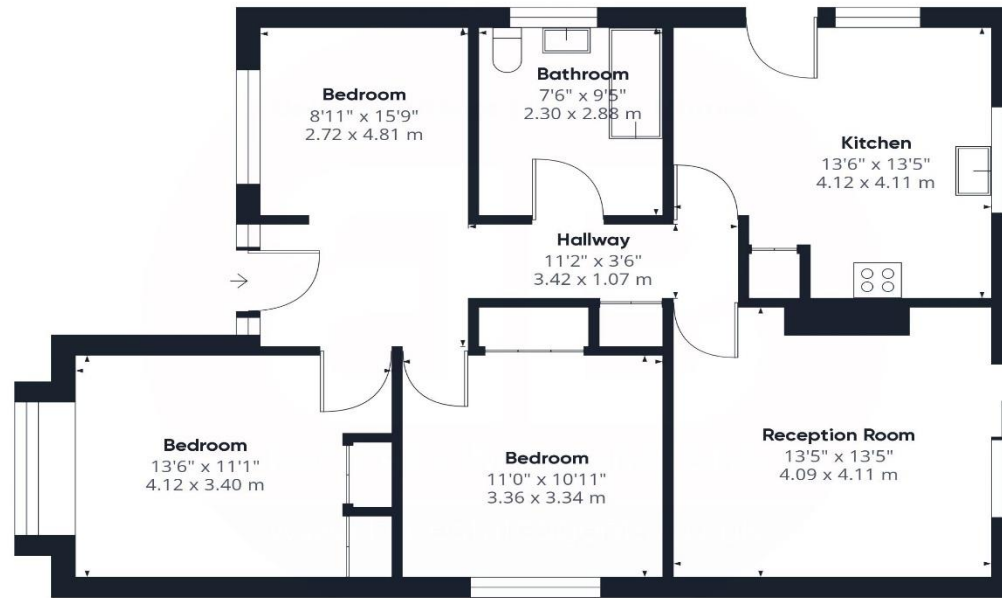
Location

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).



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 57 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1065.49 ft²
98.99 m²

(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.

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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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