



Lacemakers Chinnor OX39 4TR

Guide Price £475,000

An immaculately presented 4 bedroom, 2 bathroom semi detached property, situated within a quiet cul de sac in this popular village. Just a short walk away from local shops & amenities, excellent transport links and well regarded schools. Offered CHAIN FREE

The property consists of: entrance hallway with smart solid wood flooring and where all rooms lead from. The modern kitchen has ample eye and waist level storage units, double oven range cooker, integrated dishwasher, washing machine, two separate freezers, space for an American fridge/freezer and a door to the side of the property and garden.

The spacious reception room can accommodate an array of furniture and benefits from sliding doors to conservatory and the South West facing garden. The conservatory that runs the width of the house, is heated for all year use and has French doors to the patio and garden.

Also on the ground floor is a double bedroom or home office and a modern shower room with WC.

Upstairs there are three double bedrooms and a family bathroom, with bath and separate shower.

Outside

The south west facing garden is designed for low maintenance and fun, the perfect place for BBQ;s and entertaining friends. There is a sunken terrace providing privacy, enclosed by raised flower beds and a garden shed. There is also side access to the front of the property.

There is private off road parking for two cars to the front of the property.





Other notable features include: Gas central heating, double glazing, and a part boarded loft with pull down ladder

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		84
(69-80) C		
(55-68) D	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 754 Sq.Ft. (70 Sq.M)



First Floor

Approx. Floor Area 459 Sq.Ft. (43 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 113 SqM (1213 Sq.Ft)

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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