



bonners & babingtons

Wheeler End  
Chinnor



Wheeler End,  
Chinnor  
Oxfordshire  
OX39 4JL

Guide price: £260,000

An immaculately presented and spacious 3 bedroom duplex apartment with garage. Situated at the end of a quiet cul de sac, close to local shops and amenities.

The property consists of: Private ground floor entrance with stairs to the 1st floor of the property. On the first floor there is a good size reception room with ample space for dining and socialising and a door to a balcony perfect for alfresco drinks during the summer months. The modern kitchen has ample eye and waist level storage, space for white goods and lovely views.

On the second floor are three bedrooms, two good size doubles with built in wardrobes and a single. There is also a modern bathroom with bath and overhead electric shower.

Outside

There is a garage with parking in front and further on road parking.

The property does not have a garden but there are seating areas nearby.

Other information: The property has Gas central heating and a part boarded loft. The lease has 89 years remaining







### 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).

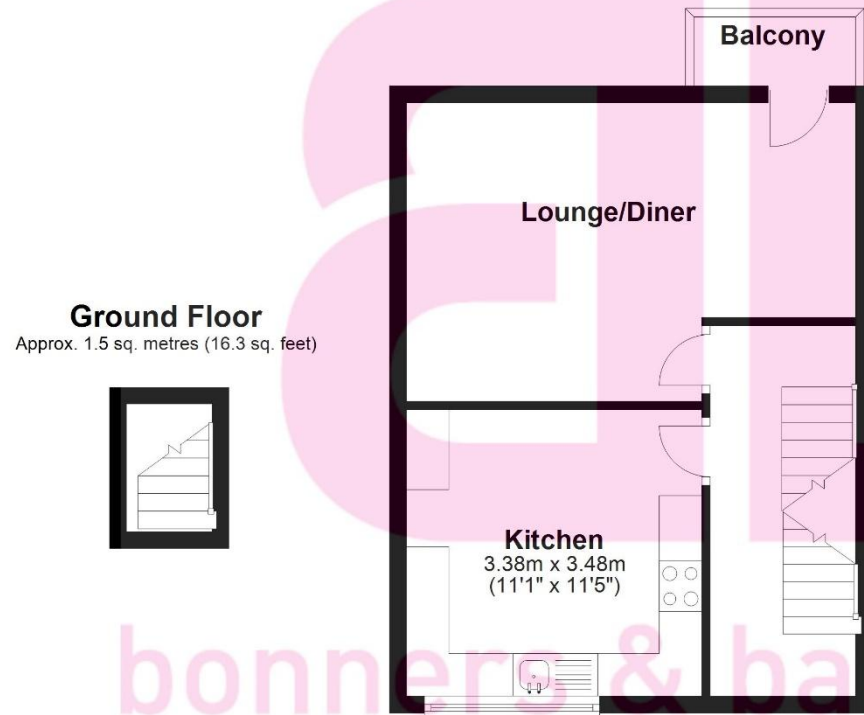
**EPC Rating - D**  
**Council Tax Band - B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(43-54)	E		
(31-42)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

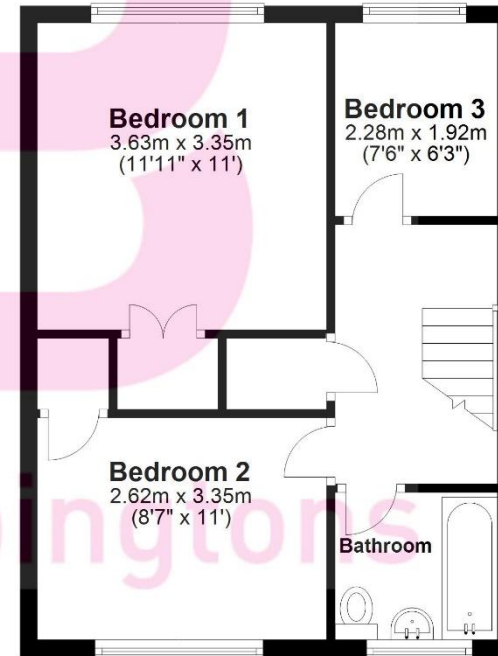
## Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.6 sq. feet)

This floorplan is not to scale, it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

### 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

Robert House, 19 Station Road,  
Chinnor, Oxfordshire, OX39 4PU

01844 354554

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