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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	



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