



bonners & babingtons

Siareys Close
Chinnor

Siareys Close Chinnor OX39 4EF

Offers in Excess of: £375,000

A spacious 2 bedroom end of terrace property on a small development in the heart of the village with potential to extend to the side, in excellent condition and tastefully decorated throughout. Within walking distance to local shops and amenities and in catchment for the popular St Andrews School.

The property comprises: entrance hall with downstairs wc and access to kitchen, staircase and reception room. The kitchen is bright and modern with ample waist and eye level units, integrated fridge freezer, electric oven and gas hob, and space for dishwasher and washing machine. The main reception room has plenty of space for comfortable seating and a separate dining area, useful understairs cupboard and French doors to the rear enclosed garden.

Upstairs: The master bedroom benefits from fitted wardrobes and view of the rear garden and the second large double bedroom has dual windows for a light and airy feel. The contemporary family bathroom has a P shaped bath with overhead shower and heated towel rail.

Outside: The rear enclosed South facing garden is generous in size and boasts additional space to the side of the property that with relevant planning permission could be used to extend. The majority of the garden is laid to lawn, has a sociable patio area and additional garden shed.

Other notable features include; gas central heating and double glazed windows throughout, 2 allocated parking spaces at the front of the property and part boarded loft





Location

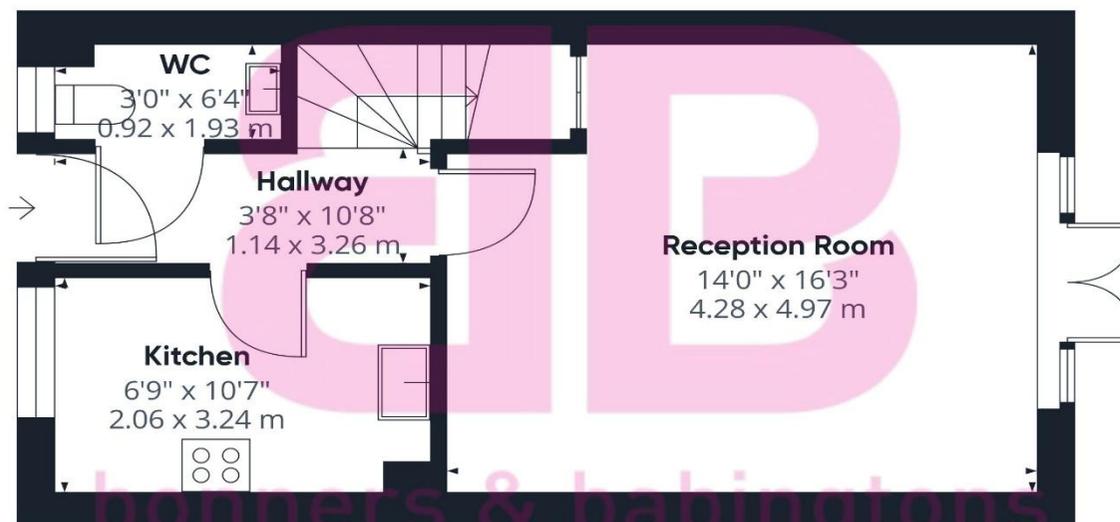
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two 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).



Council Tax Band C

EPC Rating C with Possible B



Ground Floor



Floor 1

Approximate total area⁽¹⁾

713.97 ft²
66.33 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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