



homeers & habingtons

Red Kite Road
Chinnor

Red Kite Road Chinnor OX39 4DG

Guide Price: £365,000

A 2 bedroom end of terrace property with ample off road parking and potential to extend to the side. Situated in the popular Old Kiln Lakes development with countryside walks on your doorstep and local schools, shops and amenities nearby.

The property comprises; entrance way leading to the semi open plan kitchen that benefits from ample eye and waist level units, integrated fridge freezer, electric oven and gas hob, dishwasher and space for washing machine. The large reception room is bright and airy with space for a dining table and comfortable furniture, understairs storage and French doors to the enclosed rear garden. There is also a downstairs WC off the hallway.

Upstairs: the spacious master bedroom boasts fitted wardrobes spanning the width of the room and has views over the garden. Bedroom two is a bright and sunny double room with the added benefit of a large cupboard over the stairs. The modern family bathroom has bath and overhead shower and heated towel rail.

Outside: The rear enclosed garden is mainly laid to lawn with a patio area for dining and socialising and benefits a small garden room with power and lights that could be used as a home office. There is side access to the larger than average driveway for several cars which is unique to this property and could lend itself well to a side extension (STPP)

Other notable features; EV charging point, double glazing and gas central heating throughout.





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		96
(81-90)	B		
(69-80)	C	82	
(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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