



Hillside View
Chinnor



bonners & babingtons

Hillside View Chinnor OX39 4DE

Offers in Excess of: £350,000

A beautifully presented and well proportioned 2 bedroom property. Uniquely positioned at the end of a no through road, close to Old Kiln Lakes and offering fabulous views over the Chiltern Hills and lovely countryside walks on your door step. Close to local shops and amenities. CHAIN FREE.

The property consists of: entrance hallway with downstairs cloakroom and useful utility cupboard with plumbing for white goods and space for coats and shoes.

The spacious reception room is open plan to the modern kitchen with French Doors to the rear garden. The kitchen has ample eye and waste level storage units, gas hob and electric oven, space for an American fridge/freezer and dishwasher.

Upstairs there are two good size double bedrooms, both with space for wardrobes or work station. There is also a family bathroom, with bath and overhead shower.

Outside

The garden is designed to enjoy, with low maintenance faux grass, a sociable patio area and garden shed. The garden offers a good degree of privacy and not immediately overlooked. There is also access to the side of the property where there is private parking for up to 3 cars, with visitors spaces nearby.





Other notable features include: gas central heating, double glazing throughout, part boarded loft with light, and super fast Swish broadband.

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

C with A Potential

Council Tax Band C





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

www.bb-estateagents.co.uk

