



bonners & habingtons

Glynswood
Chinnor

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Chinnor OX39 4JB

Guide Price £375,000

A 3-bedroom terraced property with conservatory and garage, recently modernised but with potential for amending and extending further. Situated close to local shops and amenities and offered chain free.

Inside the front door there is space for coats and shoes before entering the versatile and airy reception which benefits from newly laid flooring that flows through to the dining area and sliding doors, giving access to the conservatory beyond. There is ample space for comfortable seating and dining and a doorway through to the kitchen which is well appointed with eye and waist level units, space for white goods and integral door to the garage. This area could easily be converted into additional living space and reconfigured to create a wonderful kitchen/family room (STPP)

The conservatory is a real bonus to the property, offering that extra room to relax and unwind with views of the pretty garden outside. This room could form part of a single or double storey extension if desired.

Upstairs are two generous double bedrooms and a good sized single, all are light and airy. The modern family bathroom boasts an over bath rainfall shower, heated towel rail and vanity unit.

Outside: The enclosed sunny South Westerly Garden has a patio area for dining and relaxing with the rest being laid to lawn and bordered by mature plants and shrubs. The front of the property is set back from the road and has access to the garage and ample off-road parking and front lawn.





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		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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