



bonners & babingtons

Benton Drive
Chinnor

Benton Drive Chinnor OX39 4DP

Offers in the Region of: £485,000

A well maintained and well-presented 3 bedroom detached property, that has been previously extended. Situated in a quiet cul-de-sac in the heart of the village, within a stone's throw of the park and walking distance of shops, amenities and schools. **Offered Chain Free.**

The property comprises; entrance hall with stairs to first floor and door to kitchen diner that is the heart of this much loved family home. There is ample space for a large kitchen table, well appointed waist and eye level units, plumbing for white goods and undercounter fridge and gas cooker. There is back door access to the side of the house leading to the front and rear gardens. Also, are French doors to the main reception room and the original window space before the extension beyond was added, allowing additional light to flow in. The main reception room with open fireplace boasts a dual aspect and flows through to the extended dining space at the rear of the property with views out on to the garden. Adding French doors out from here would be a wonderful addition creating modern indoor/outdoor living and perfect for young families. There is also a useful downstairs shower room with rainfall shower, vanity unit and heated towel rail and further utility/store room, to the rear of the garage, with door to the garden.

Upstairs are three double bedrooms, all with fitted wardrobes, with bedroom 1 and 2 also benefitting from built in dressing tables and views of the garden. The family bathroom has a bath with shower attachment, heated towel rail and useful vanity cupboard.

Outside: The rear, enclosed south-easterly facing garden is also well maintained and very private, offering sunny seclusion. To the side of the house is space for a garden shed and access to the front garden. There is a driveway for two vehicles and up and over door to the garage.





Other notable features; Gas central heating, double glazing throughout, loft with power and lights (not boarded)

Location

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire / Buckinghamshire borders.

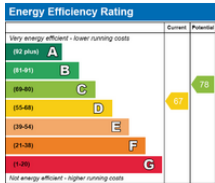
Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools.

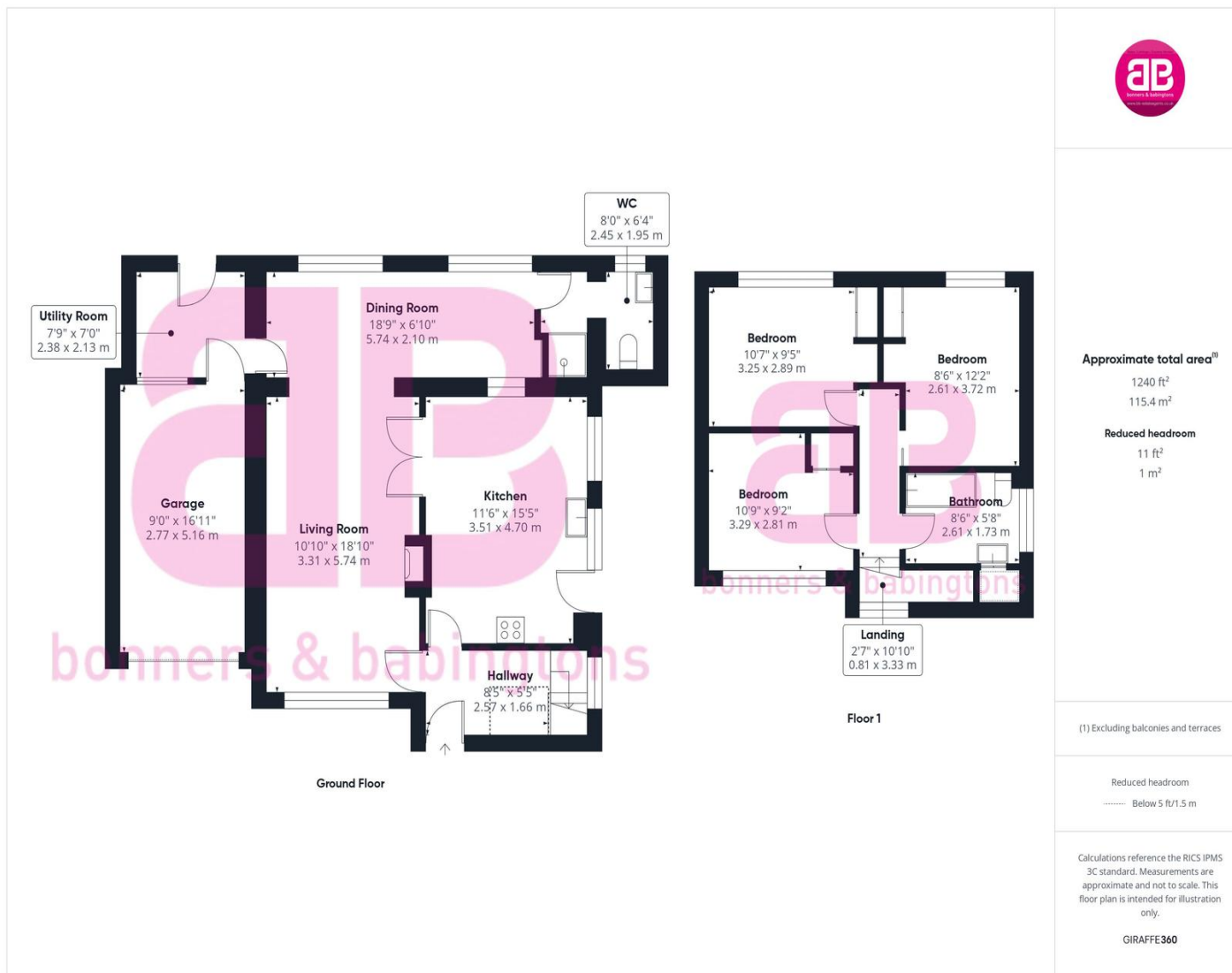
Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

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).

Tenure: Freehold

Council Tax Band: E





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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