



banners & babingtons

Hillside View
Chinnor

Hillside View Chinnor OX39 4DE

Guide Price £365,000

Immaculately presented 2-bedroom semidetached property in the popular Kiln Lakes development with recently landscaped garden and off road parking for 2 vehicles. Close to fabulous walks around the nature reserve, shops and amenities and excellent transport links.

Entrance; the property enters the bright hallway, where all rooms and staircase lead from. The modern and well-appointed kitchen is to the front of the house and has ample waist and eye level units, integrated washing machine and dishwasher, gas hob and electric cooker and space for a fridge freezer. The main spacious and light reception/dining room is to the rear of the property and benefits from French doors out to the rear garden, there is space for comfortable seating and a separate dining area, there is also a useful understairs storage cupboard.

Also downstairs is a stylishly refurbished cloakroom with heated towel rail.

Upstairs are two generous double bedrooms, with the elegant master boasting ensuite shower facilities and a storage cupboard. The second bedroom is bright and sunny and has views of the rear garden, between the two rooms is the family bathroom with bath and heated towel rail.

Outside: The recently landscaped west facing garden, is contemporary in design, with a sunny patio space for entertaining, lawned area, raised concrete planters with pretty shrubs and chili's and space for a large storage shed. There is rear gate access to the two allocated parking spaces beyond.

Other notable features; boarded loft with ladder and light, double glazing throughout, gas central heating.



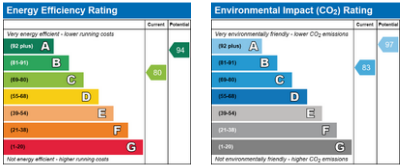


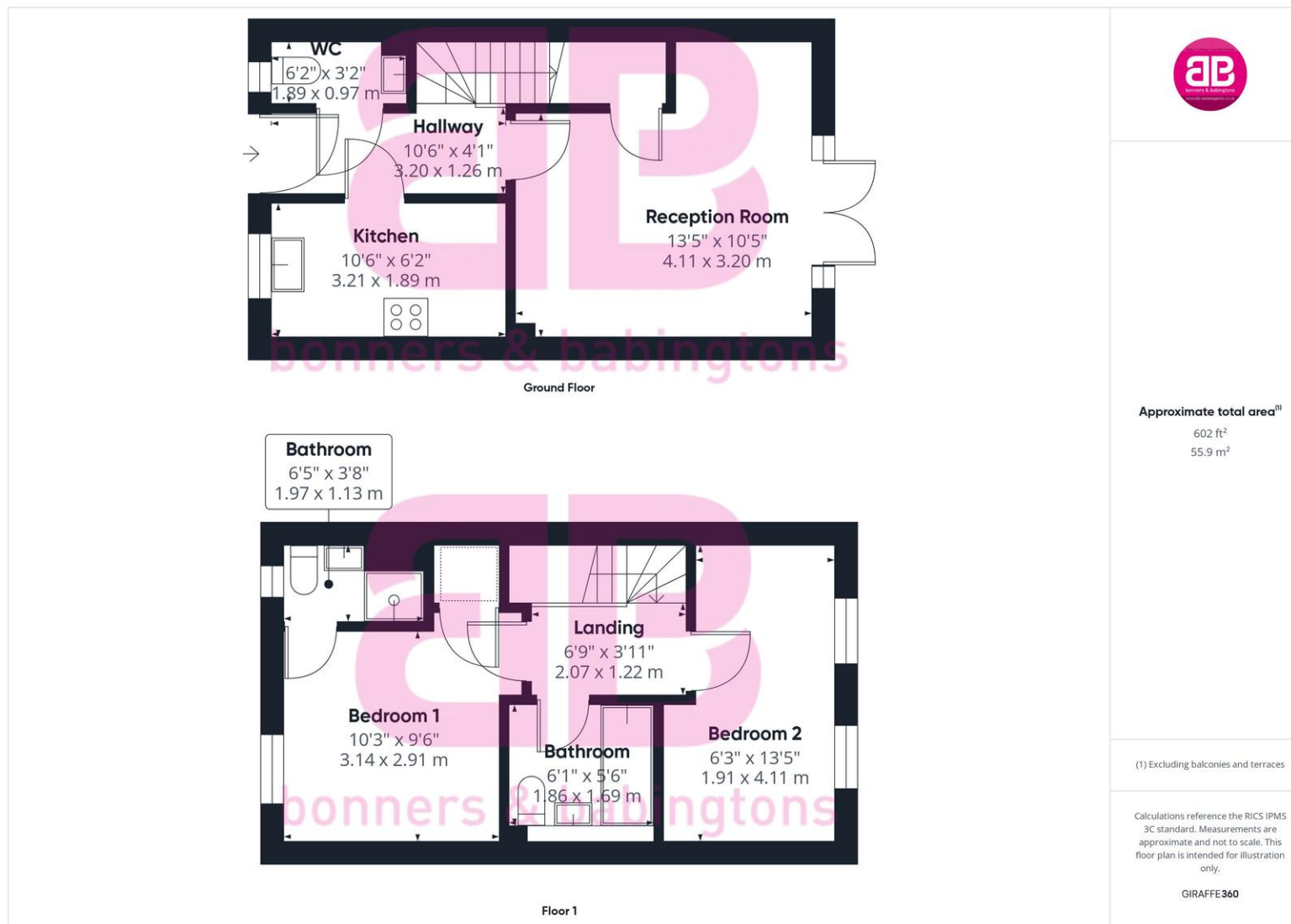
Location
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery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

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