



banners & babingtons

The Avenue  
Chinnor



# The Avenue

## Chinnor

### OX39 4PD

#### Guide Price £550,000

A 5-bedroom semi-detached home, offering wonderful family living situated in a quiet cul de sac in a very desirable location, just a short stroll to the heart of the village shops and amenities. The property has previously been extended but could be an exciting opportunity for someone to further amend.

Entering the property, you are greeted with original parquet flooring that continues through to the main reception room, all rooms and stairs up lead off the hallway.

To the left of the hall is the formal dining room with space for a large table perfect for hosting family gatherings, there is a further doorway through to the kitchen which runs along the back of the property and consists of hand made, full height, waist, and eye level maple wood cabinets, offering ample storage space. There is space for a washing machine and dishwasher, fridge freezer and electric oven, there are views over the back garden, back door access and a sliding door that leads back to the hallway and main reception room. This dual aspect, spacious open plan room has views to the front and French doors that open out to the rear garden. The cosy seating area benefits from an open fire and space for comfortable furniture, and there is an additional dining area that could be a teenage space or playroom.

Upstairs, the extended part of the house, comprises a large double bedroom to the front of the property, a single bedroom to the rear and separate wc. There are two further large double bedrooms, both with fitted wardrobes and a smaller fifth bedroom with fitted shelving. There are several options where two rooms could be converted into one, to create a fabulous master suite. The bathroom consists of a bath, separate shower, fitted vanity cupboard and heated towel rail.

Outside, the rear garden has a lawned area and large pretty rockery. There are eating apple trees, red and black current bushes, raspberry canes, gooseberry bushes and a cherry tree. There is side access to the single garage and a gate to the driveway parking.

Other notable features; Boarded loft, gas central heating, double glazing throughout.







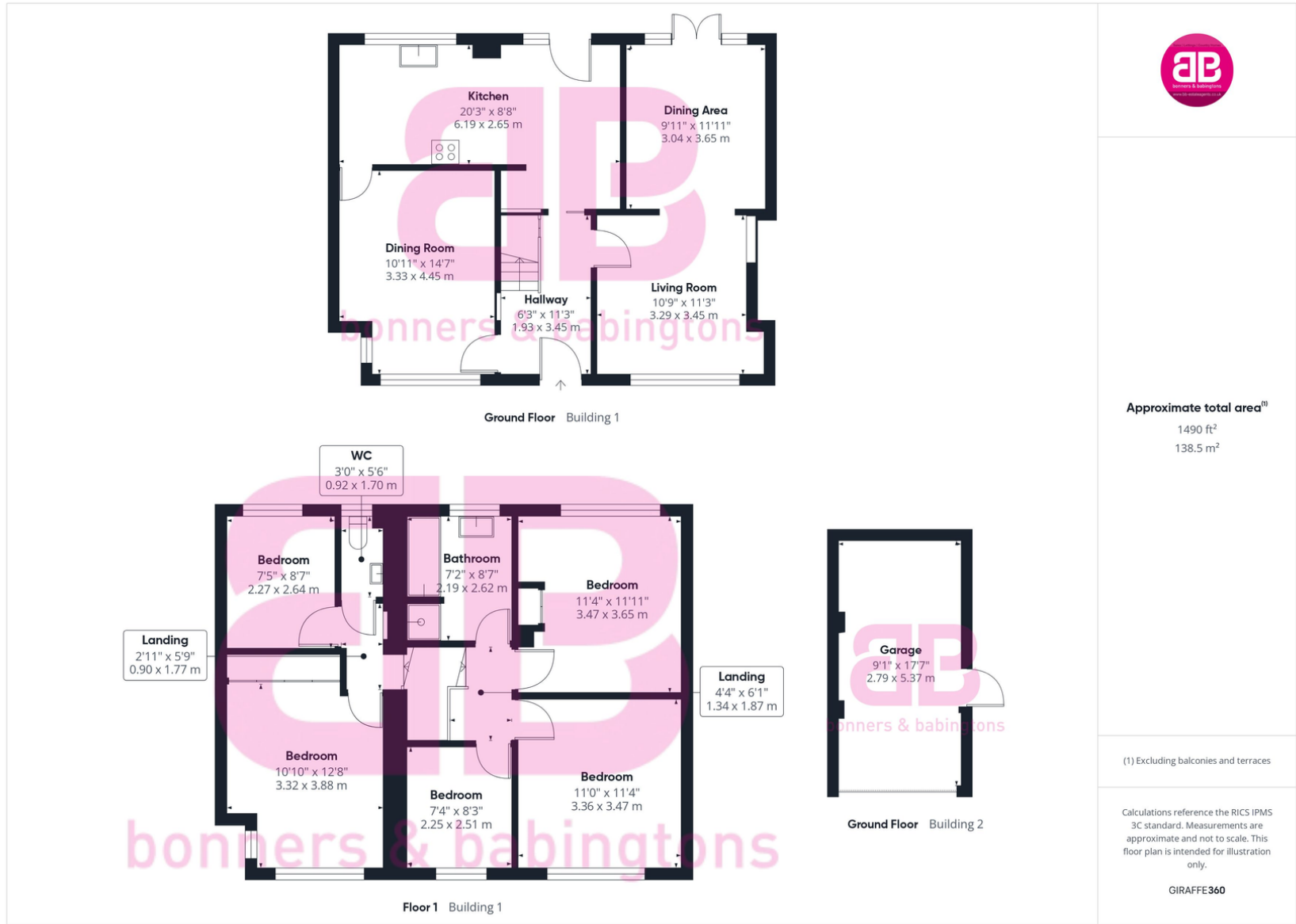
**Location**  
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Council Tax Band: D





#### 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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