



bonners & babingtons

Lacemakers
Chinnor

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OX39 4TR

Offers in excess of £400,000

An immaculately presented, 3 bedroom semi detached property, recently modernised by the current owners but with potential to extend to the side as other neighbours have. Offering contemporary, family living on a desirable Cul-de-sac in the heart of Chinnor, close to local shops, schools and amenities.

There is a useful porch area for shoes and coats as you enter the property, this then opens into the light and spacious dual aspect main reception room, that benefits from an open fireplace and flows through to the fabulous family kitchen/dining room.

The modern kitchen has ample waist and eye level units, space for a built in fridge/freezer, integrated washing machine and cooker, there is also a magic corner with bin store, impressive granite work tops and large island with undercounter storage both sides that leads to the sociable dining area, with access to the rear garden.

Upstairs there are two good sized, airy double bedrooms both with fitted wardrobes, there is a further third bedroom and newly fitted family bathroom that comprises; bath with overhead rainfall shower, vanity cupboards and storage and heated towel rail.

Outside; The rear garden offers two patio seating areas to capture sun or shade whatever your preference, perfect for al fresco dining and cooking, the rest is laid to lawn. There is a side gate to the driveway which has parking for several vehicles and access to the garage. There is additional parking to the front of the property for numerous vehicles.

Other noticeable features include; part boarded loft with pull down ladder and lights, gas central heating and double glazed windows throughout.





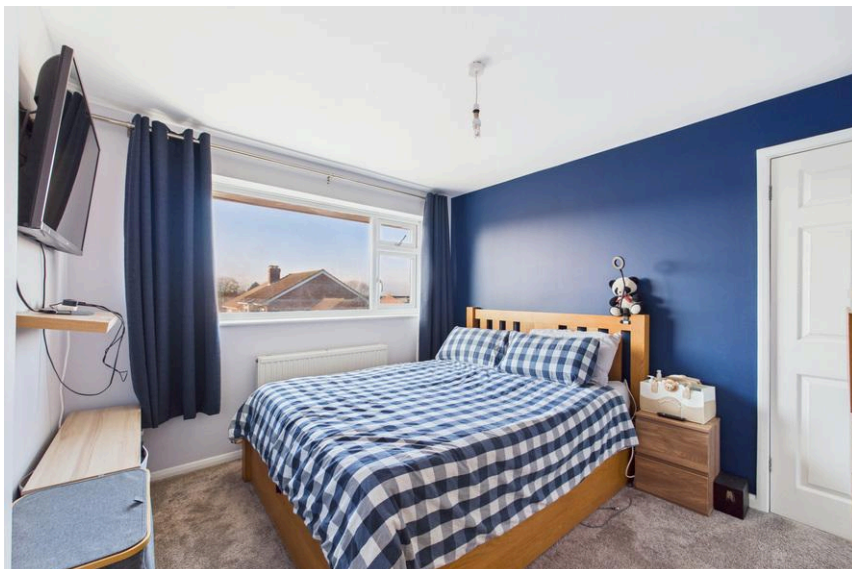
Location

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).

Tenure: Freehold

Council Tax Band: C



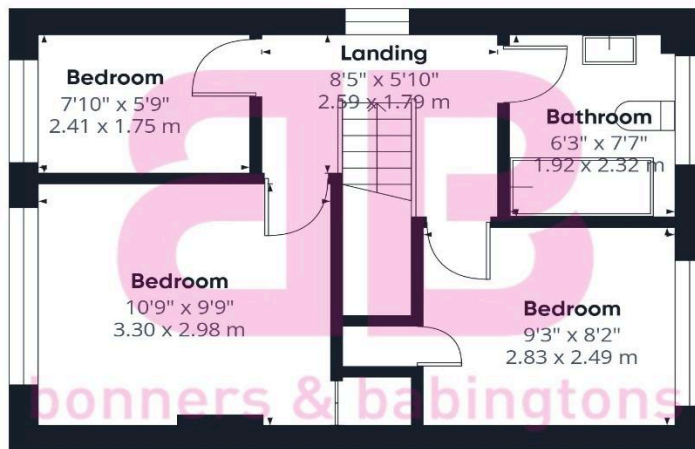
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Fair energy efficient - higher running costs			



Entrance Porch
3'10" x 5'2"
1.19 x 1.59 m



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

864 ft²
80.5 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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