



bonners & babingtons

Station Road Chinnor OX39 4QD

Offers in Excess of £400,000

An immaculately presented 3-bedroom terraced property in excellent condition, greatly improved by the current owners and offering modern semi open plan living. There is potential to create an open plan kitchen diner if required, a separate garage and ample driveway parking. The property is within walking distance to the local schools, shops and amenities. Offered Chain Free.

The house enters in to a smart tiled hallway where there is space for shoes and coats, stairs to first floor and double doors to the main reception room which is bright and spacious and semi open planned to the dining area at the rear of the property with sliding doors out, offering a sunny dual aspect. The modern kitchen has ample waist and eye level units, electric hob and oven, space for a dishwasher and fridge freezer, and a handy utility area for washing machine, there is back door access to the garden.

Upstairs are three double bedrooms with the master bedroom boasting fitted wardrobes. The contemporary family bathroom has a separate bath and rainfall shower, heated towel rail and vanity units. There is an additional bonus nook that could be used as a study area, dressing room or hobby room, or could be converted to an ensuite for bedroom three.

Outside; The rear south westerly facing garden has a sociable patio area from the dining room, mature plants and shrubs bordering and the remaining garden laid to lawn. There is a door to the garage that has power and lights and can also be accessed from the rear where there is space for parking. The garden has a side gate with shared path to the front driveway where there is additional parking for two vehicles.

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





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.

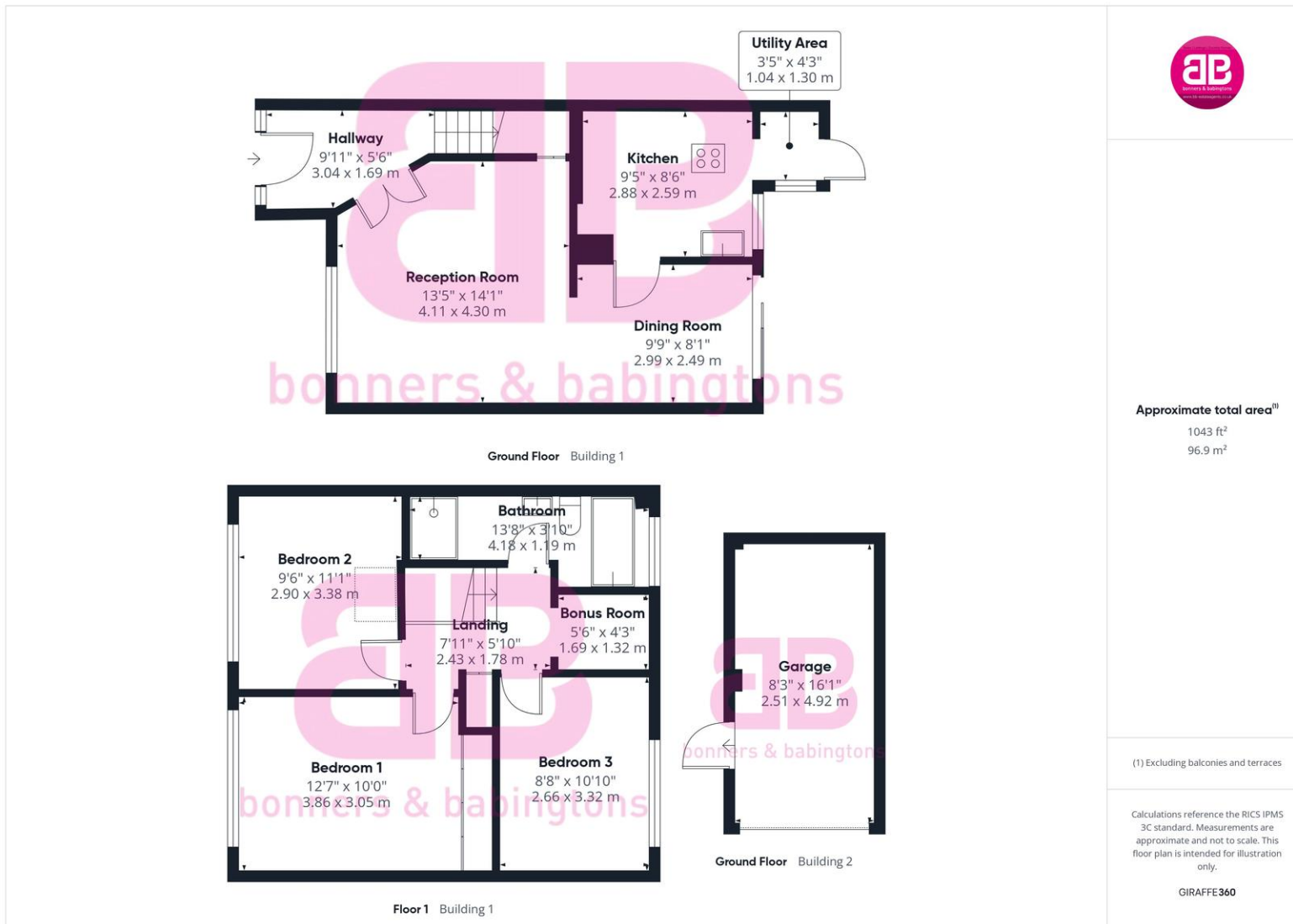
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Tenure: Freehold
Council Tax Band: C

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| (92-101) | A | | |
| (81-91) | B | | 62 |
| (71-80) | C | | 45 |
| (61-70) | D | | |
| (51-60) | E | | |
| (41-50) | F | | |
| (1-40) | G | | |
| Not energy efficient - higher running costs | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| (92-101) | A | | |
| (81-91) | B | | 51 |
| (71-80) | C | | 60 |
| (61-70) | D | | |
| (51-60) | E | | |
| (41-50) | F | | |
| (1-40) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |



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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