



bonners & babingtons

Kiln Avenue
Chinnor

Kiln Avenue Chinnor OX39 4BZ

Guide Price £475,000

Immaculately presented & well maintained spacious 3-bedroom property with garage. Beautifully situated opposite The Chinnor Kiln and stunning views of the Chiltern Hills. Offered Chain Free

The property comprises: A spacious entrance hall with doors to all rooms and stairs to first floor. To the left of the hallway is a fabulous modern kitchen/dining room, fitted with ample waist and eye level units, integrated double oven, fridge freezer and washing machine, there is a breakfast bar and useful pantry cupboard that has enough space to put a tumble dryer if desired and back door access to the rear garden. There is also room for a dining table and chairs, making this the real heart of the home, to dine and chat with family and friends. The main reception room is a generous and sunny triple aspect, with French doors that lead through to the added sunroom, a perfect place to relax and unwind. There are further doors out from here to the rear garden.

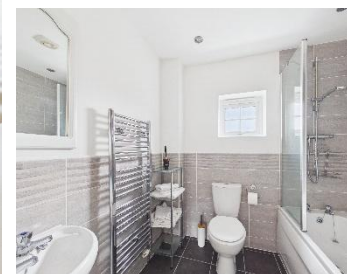
Also downstairs is a separate cloakroom.

Upstairs are three good sized double bedrooms, with the master boasting views out over the Old Kiln and ensuite shower facilities that consist of, rainfall shower, vanity sink and heated towel rail. The family bathroom has a bath with overhead shower, vanity sink and heated towel rail.

Outside; The low maintenance rear south facing garden, has raised borders that are home to pretty plants and flowers including roses, that add texture, fragrance and colour in the spring and summer months. There is gated access to the single garage and driveway parking for 2 vehicles, and a short distance to nearby walks around the well-known and popular nature reserve.

Other notable features; gas central heating, double glazing throughout, loft space, 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			



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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

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