



bonners & babingtons

Woodgreen Square  
Chinnor

# Woodgreen Square Chinnor OX39 4FJ Offers in excess of £475,000

An immaculately presented 3-bedroom, 2 bathroom semi-detached townhouse with garage, situated in a highly sought after development built only 8 years ago and offering wonderful family living, a short walk to local shops, schools and amenities with excellent transport links.

The property enters in to a hallway where all rooms and stairs to first floor lead from. The bright, modern kitchen has ample waist and eye level units, space for a washing machine and fridge freezer, gas hob and electric oven and space for a small dining table.

The bright yet cosy, reception room, to the rear of the property has generous space for comfortable seating and French doors out to the rear enclosed garden. Also downstairs is a useful, large understairs cupboard and separate cloakroom.

Upstairs; The first floor has a large double bedroom with plenty of space for wardrobes and a king size bed, there is also a fitted cupboard. There is a further double bedroom, and both are serviced by the modern family bathroom. Before reaching the stairs to the second floor, there is an additional landing area, perfect for a work from home space or reading nook. The master suite is a very large, bright and spacious dual aspect with lots of space for additional furniture, there are two fitted eaves wardrobes. The ensuite shower room, has a double shower and Velux window.

Outside: The low maintenance rear garden has an area of patio from the French doors, for dining and socialising, and an additional patio to the rear of the garden, perfect for summer barbecues, there is a small shed and the rest of the garden is laid with faux grass. Side gate access leads to the garage with power and lights and driveway parking for multiple vehicles.





Other notable features; double glazing and gas central heating throughout, outdoor power and tap.

**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).

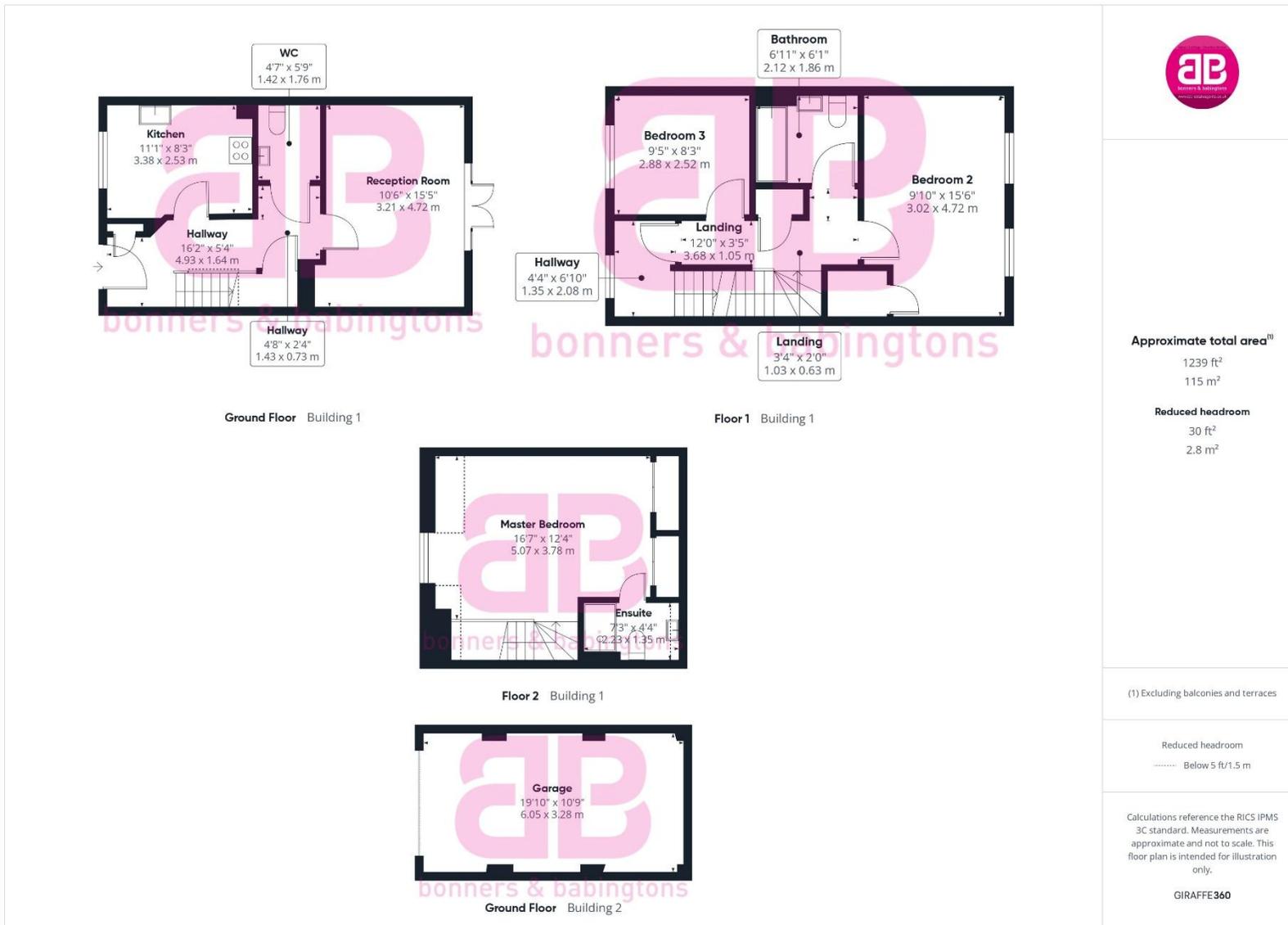


Tenure: Freehold  
 Council Tax Band: D

Energy Efficiency Rating		Current	Potential
92-100	A	85	92
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
92-100	A	97	100
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		



**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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