



ab

bonners & babingtons

Van Diemens Close Chinnor OX39 4QE Offers in excess of £450,000

A three-bedroom link detached property with integral garage, which has been much improved by the current owners and offering further potential. Situated in a quiet cul de sac overlooking the green, close to local shops and amenities, 'outstanding' rated school and excellent transport links.

The property enters into a generous porch area, useful for muddy shoes and boots, there is a further door into the hallway. The main reception room is a wonderful and bright room, filled with natural light and offering ample space for versatile family living. There is a wood burning stove, fitted bookshelves and stairs to the first floor. From the reception room is the original third bedroom, serviced by the downstairs shower room, currently used as a dining room/study space and has a door out to the conservatory extension at the rear of the house. This great addition is the perfect place for the family to gather all year round and enjoy overlooking the garden, there is a further door that leads back to the kitchen, allowing the downstairs to flow beautifully.

The kitchen has waist and eye level units, space for a dishwasher and fridge freezer, integrated electric oven and hob and a door to the integral garage where there is plumbing for white goods and offers the potential to create a good sized utility/boot room. The kitchen has a door back to the entrance hallway.

Upstairs are two good sized double bedrooms, both with fitted wardrobes. The modern family bathroom has a p-shaped bath with overhead shower, there are two cupboards in the eaves, the larger of which is boarded for loft style storage. There is also a large linen cupboard on the landing.

Outside; The rear garden has an area of patio from the conservatory for outdoor dining and relaxing, where there is also a backdoor to the garage. The majority of the garden is laid to lawn with pretty borders, offering fragrance and colour in the summer months, there are also raised beds and a greenhouse for growing your own produce. To the front is a small front lawn and driveway parking for several vehicles in front of the single garage.





Other notable features; gas central heating throughout, double glazing, loft space - no ladder, power or lights.

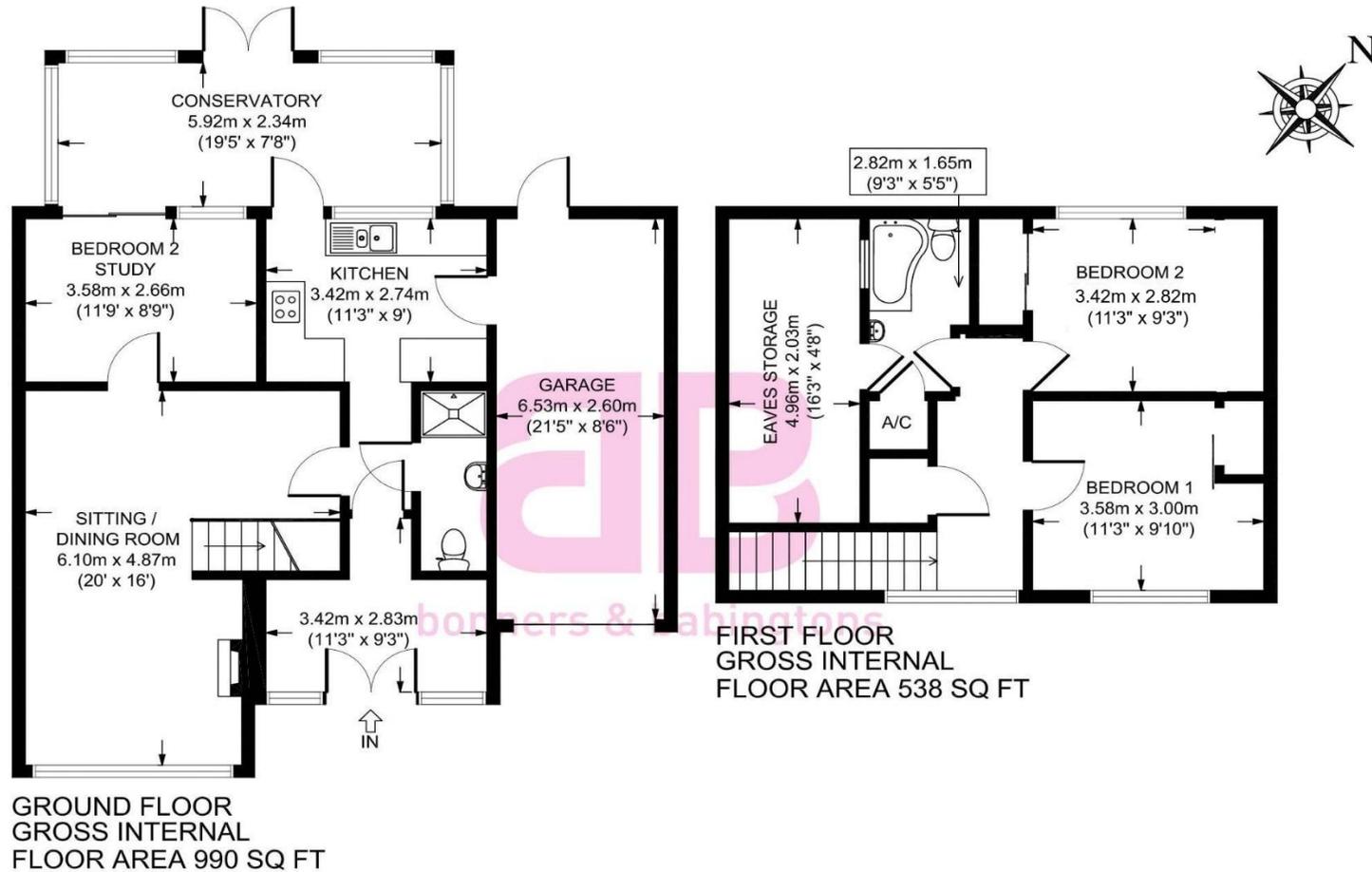
Location

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 the 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
EPC: To Follow



APPROX. GROSS INTERNAL FLOOR AREA 1547 SQ FT / 148 SQ M
 VAN DIEMENS CLOSE, CHINNOR, OXFORDSHIRE, OX39 4QE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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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