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honnors & habingtons

Kiln Avenue  
Chinnor

# Kiln Avenue Chinnor OX39 4BZ

Guide Price £370,000

An immaculately presented two bedroom end of terrace property, with two parking spaces and large storage shed, refitted with a new kitchen and bathroom and situated in a unique part of the Old Kiln Lakes development with direct views of the old Beehive Kiln and close to the nature reserve for fabulous walks.

The front of the property is accessed via a quiet footpath alongside the old kiln and enters into the hallway where all rooms and stairs to first floor lead from. The beautifully refitted and upgraded kitchen with a bright outlook over the old kiln, offers ample waist and eye level units, Dekton surfaces, large undercounter drawers, LED lighting and plumbing for white goods. The main, bright and spacious reception/dining room is to the rear of the property and has room for comfortable seating and a separate dining area. There are French doors out to the enclosed rear garden. Also downstairs is a separate cloakroom, understairs cupboard and large hallway cupboard that currently houses the tumble dryer, coats and shoes.

Upstairs: The master bedroom is to the front of the property with views of the Beehive Kiln, the room benefits from a large built in wardrobe with sliding door fitted with shelves and hanging space, along with alcove space for dressing table or further wardrobes. The second bedroom has smart bespoke L-shaped wardrobes, and room for a double bed. Both rooms are serviced by the recently re-fitted, contemporary bathroom, that comprises bath with overhead shower, vanity sink and heated towel rail.

Outside: The rear South West facing garden boasts a larger than average size as it has additional side access, an area of patio for socialising and entertaining and the remainder laid to lawn. There is a large storage shed that could easily be turned into a home office if needed, with a separate lockable area within the shed. At the bottom of the garden is gated access to the allocated parking for two vehicles. Other notable features; double glazing and gas central heating throughout, boarded loft with ladder and light solar panels for hot water.





**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.

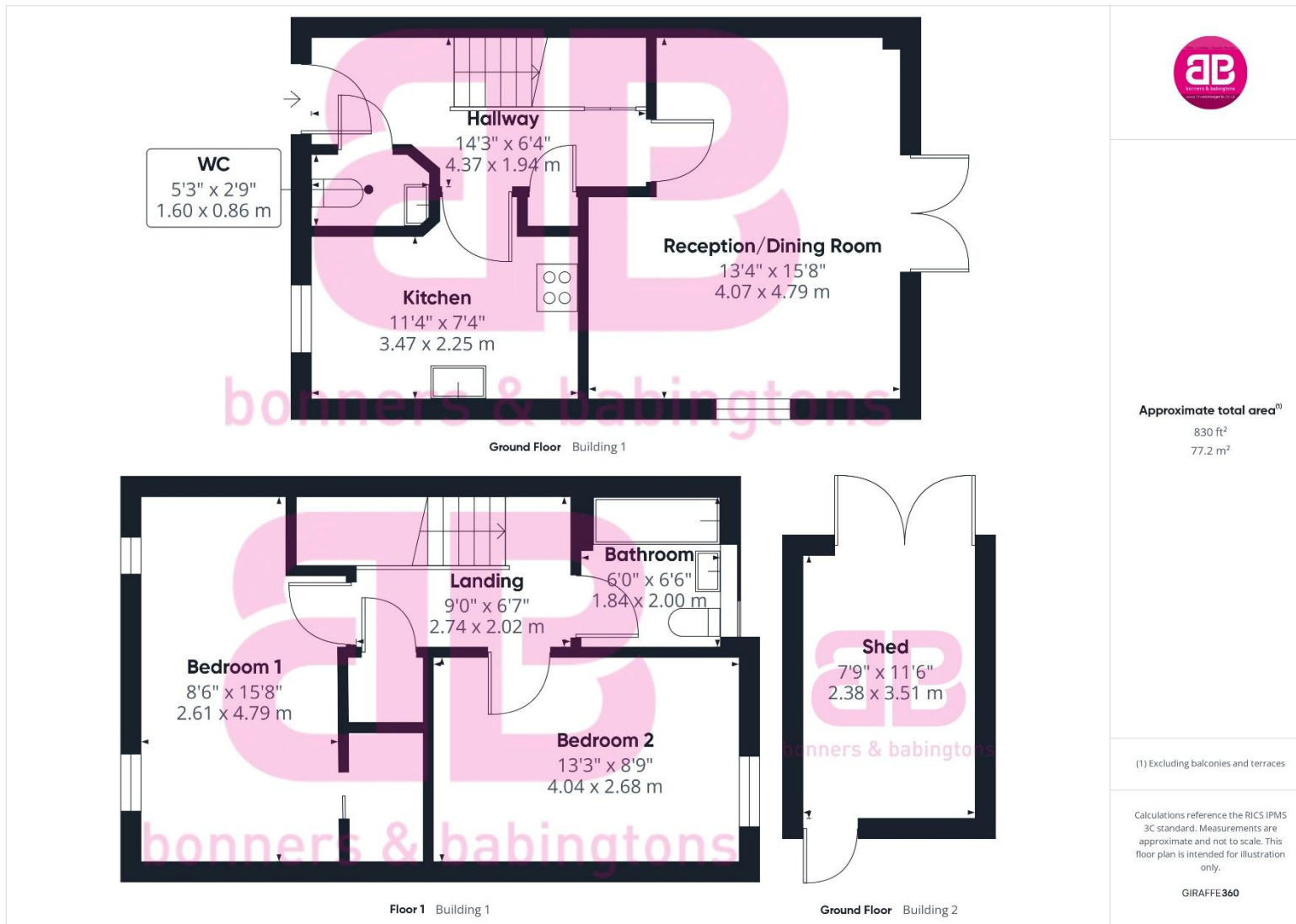
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

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