



bonners & babingtons

Hunters Point
Chinnor

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OX39 4TG

Offers in excess of £450,000

Three-bedroom semidetached property set on a corner plot, with single storey side extension and offering great potential to amend or extend further. Situated in a desirable, quiet cul-de-sac location, a short walk from local schools, shops and amenities. Chain Free.

The property enters into a hallway with door to kitchen and reception room. The kitchen has been extended by the current owners to create additional dining space to side of the property; there is back door access to the rear garden. There are ample waist and eye level storage cupboards, integrated dishwasher, space for white goods, electric oven and hob and useful pantry cupboard under the stairs. The main reception room is bright yet cosy, with sliding doors out to the patio, open fire and plenty of space for comfortable seating as well as room for formal dining. The hallway also has a handy coat cupboard and STPP there is potential to open up into the garage, creating additional living/study or utility space.

Upstairs are three good sized bedrooms, with the master and bedroom two offering generous space as doubles with plenty of space for wardrobes also. They are all serviced by the modern wc and separate shower room that comprises of a double shower and vanity sink, with access to the large airing cupboard.

Outside: The rear South facing garden is mainly laid to lawn with the majority set to the side of the property, offering plenty of room for the green fingered to make their mark. There is an area of patio from the main reception room perfect for barbecuing and outdoor dining in the summer months, side access to the front of the property brings you to the driveway parking for several vehicles and door to the garage.

Other notable features: Electric heating throughout - gas mains run to the end of the driveway, solar panel energy source.





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.

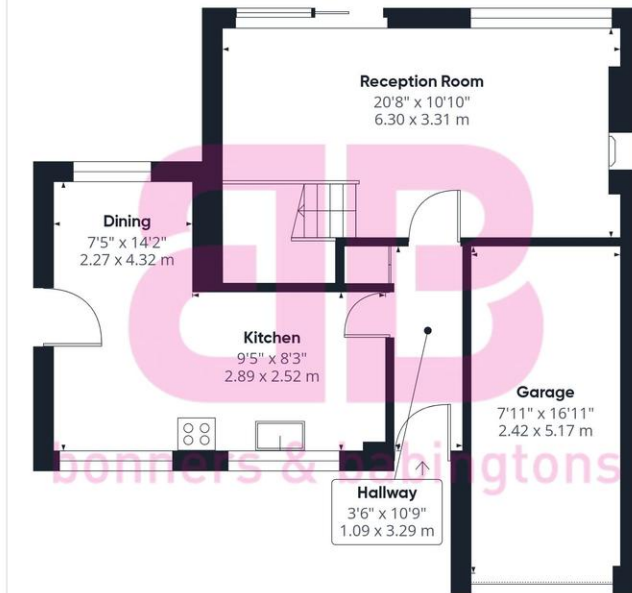
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Tenure: Freehold

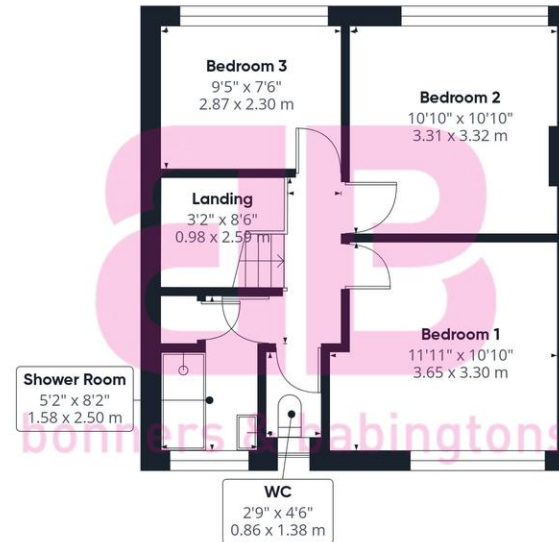
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1006 ft²
93.5 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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