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bonners & babingtons

Estover Way
Chinnor

**Estover Way
Chinnor
Oxfordshire
OX39 4TF**

Offers in excess of £350,000

A well-presented three bedroomed mid terrace home which is sold chain free. The accommodation includes a large kitchen/dining room and comfortable living room. There is also a easy to maintain gardens and a garage.

Upon entering the property there is a small entrance hall with cloakroom and access to the living room from here doors to all rooms and stairs rising to the first floor.

The modern kitchen has matching cupboards and units at both eye and base level. Built in oven, hob and extractor. One and half bowl stainless sink unit, plumbing for an automatic washing machine and access to the dining area, where Patio doors are open out into the pretty south facing rear garden.

On the first floor there is an airing cupboard which includes the hot water cylinder and the gas boiler for the domestic hot water and central heating. There are three bedrooms and a bathroom with 3-piece suite and shower over bath.

Outside

The rear garden is mainly laid to lawn there is a patio area and pathway that leads to a rear gate from which via a small passageway the garage is found. The front is paved with two flowers beds.

Other notable features: Double glazing and gas central heating throughout.





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, 2 doctor's surgeries and 3, Nurseries in the Village as well as two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

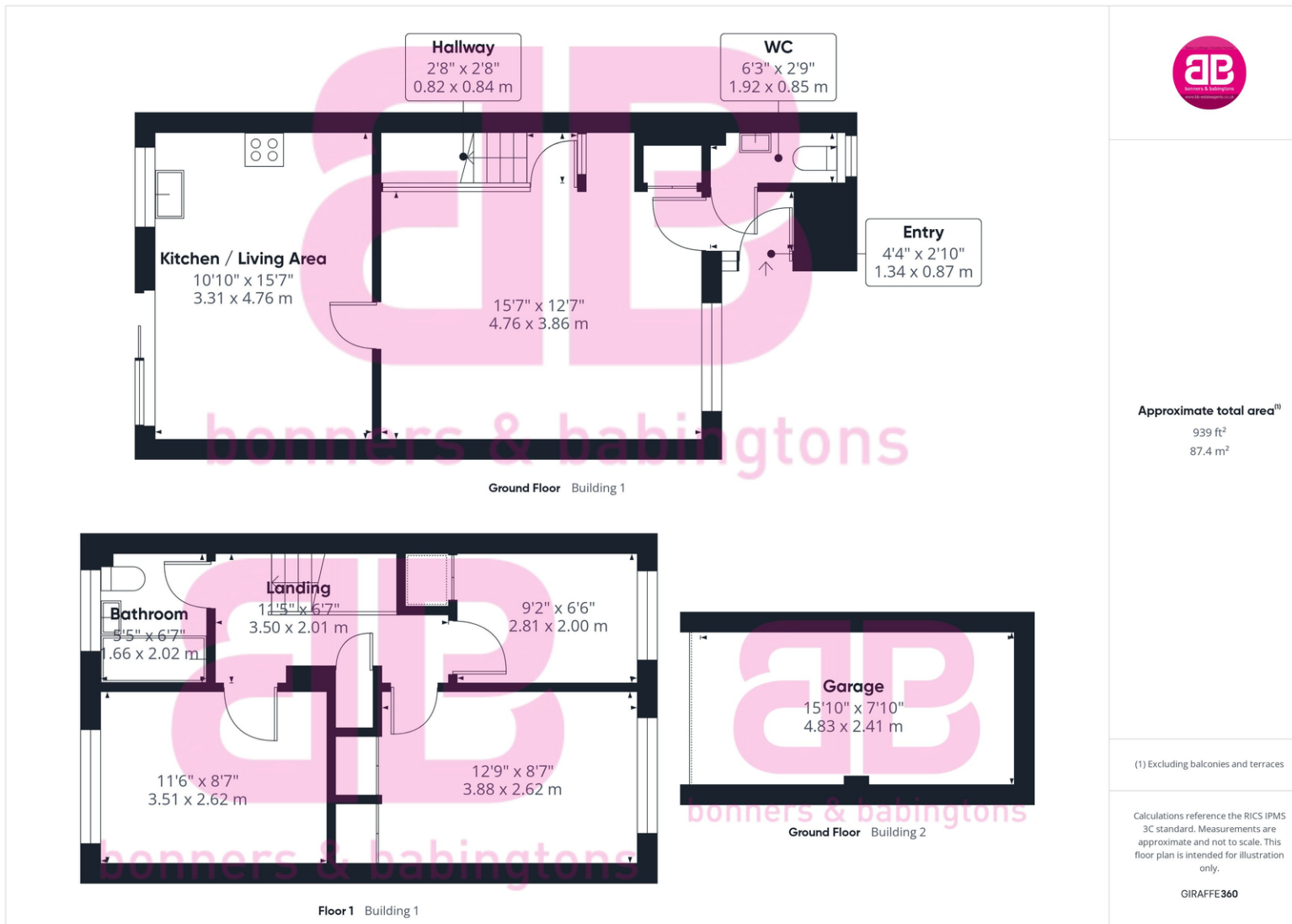
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Tenure: Freehold
 Council Tax Band: D



Energy Efficiency Rating		Current	Potential
107-101	A		
81-101	B		82
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

101 energy efficient - higher rating costs
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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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