



bonners & babingtons

Kiln Lane
Chinnor

Kiln Avenue Chinnor OX39 4BZ

Guide Price £370,000

A well-presented 2-bedroom, 2 bathroom semi-detached property with ample covered, off road parking a sunny south facing garden. Situated in the Old Kiln Lakes development, within walking distance of the stunning nature reserve, local shops and amenities.

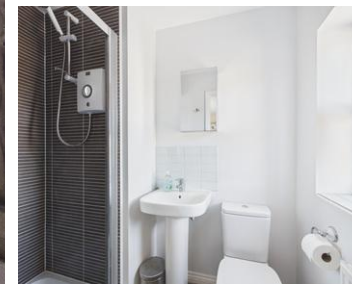
Entrance; the property enters into the bright hallway, with underfloor heating, where all rooms and staircase lead from. The modern and well-appointed kitchen is to the front of the house and has ample waist and eye level units, space for a washing machine and dishwasher, gas hob and electric cooker and space for a fridge freezer. The main spacious reception/dining room is to the rear of the property and benefits from French doors out to the rear garden, space for comfortable seating and a separate dining area, there is also a large useful understairs storage cupboard. Also downstairs is a separate cloakroom, with underfloor heating.

Upstairs are two generous double bedrooms, with the bright master, boasting ensuite shower facilities and a storage cupboard. The second bedroom is bright and sunny and has views of the rear garden, and ample room for a study area, between the two rooms is the family bathroom with bath and overhead shower, heated towel rail and underfloor heating.

Outside: The pretty south facing garden, is made larger by additional room behind the driveway parking. It has a sunny patio space for entertaining and socialising out from the French doors and a further lawned area, pretty and colourful raised beds and a large storage shed. There is rear gate access to the two allocated parking spaces beyond.

Other notable features; smart lighting throughout, boarded loft with ladder and light, double glazing throughout, gas central heating.





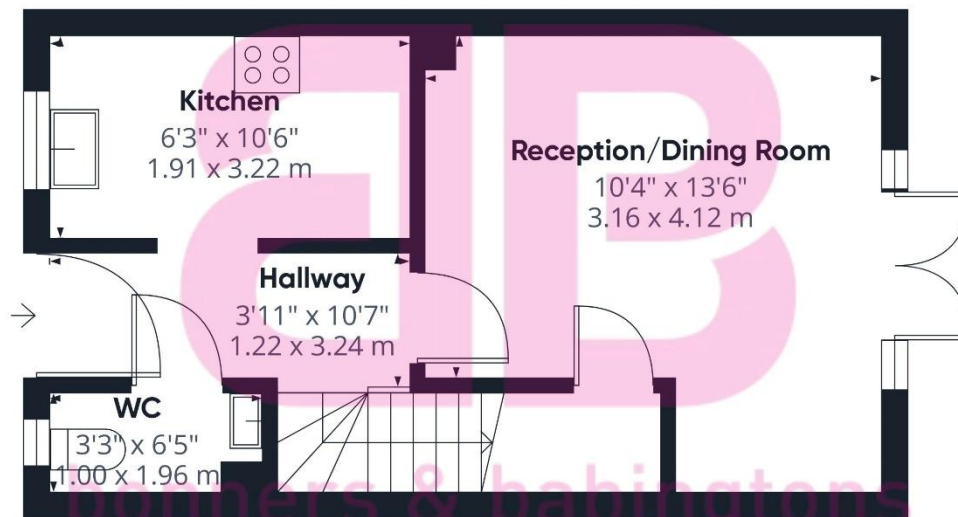
Location
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery 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

EPC: To Follow





Ground Floor



Floor 1



Approximate total area⁽¹⁾

601 ft²
55.9 m²

(1) Excluding balconies and terraces

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

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