



bonners & babingtons

Hedgerley
Chinnor

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Chinnor

OX39 4TN

Offers in excess of £425,000

This three Bedroom semi detached property with garage, situated in this popular area of Chinnor, close to local shops and amenities, and a short walk to the well regarded school.

The property consists of: entrance porch with space for coats and shoes, which leads into the main reception room with an open fireplace for those cosy winter nights in.

Semi open plan to the reception room, is the dining area with sliding doors straight to the garden. Also from the dining room is the modern kitchen, with ample waist and eye level storage, walk in larder, oak work tops, plumbing for white goods and a door to the side of the property, driveway and garage.

Upstairs there are two generous double bedrooms, with the master bedroom boasting views over The Chiltern Hills. There is also a single bedroom and a luxury family bathroom, with bath and overhead shower.

Outside

The enclosed rear south west facing garden, is designed for low maintenance and simply to be enjoyed. There is a side gate with access to the driveway and the garage.

From the property there are fabulous countryside walks nearby.

To the front of the property, there is ample driveway parking for numerous vehicles and a garage with power and 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 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).

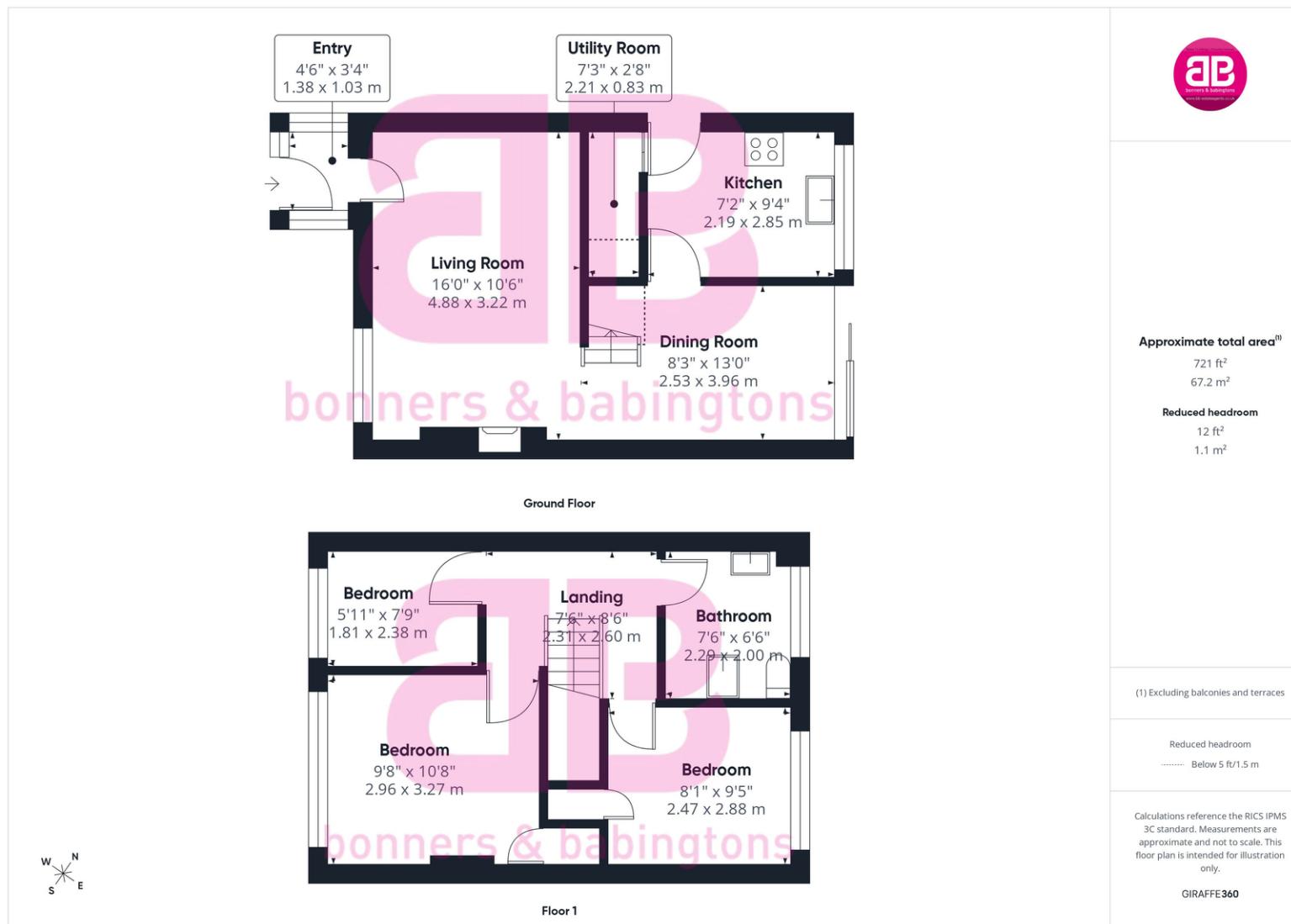
Tenure: Freehold

Council Tax Band: C



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	66
B	
C	
D	60
E	
F	
G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
A	66
B	
C	
D	65
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	



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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