



bonners & babingtons

The Avenue  
Chinnor

# The Avenue Chinnor OX39 4PD

Offers Over £525,000

## Summary

Occupying a desirable position at the end of a popular and well-regarded cul-de-sac, this well-presented and extended three-bedroom semi-detached home offers generous accommodation with a stylish and practical layout.

The principal living space is centered around an impressive open-plan living, dining and kitchen area, creating an inviting and versatile environment for both family life and entertaining. A log burner provides a charming focal point to the living area.

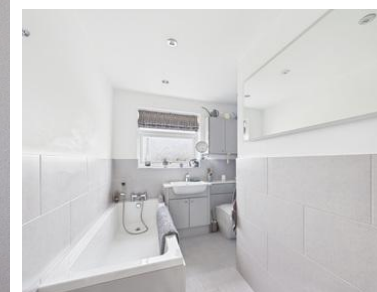
Upstairs, there are three well-proportioned bedrooms, including two generous doubles with fitted wardrobes, alongside a contemporary family bathroom featuring both a bath and separate walk-in shower.

The generous rear garden is a particular highlight, enjoying an established setting with a variety of mature shrubs and trees. A substantial patio provides an excellent space for outdoor dining, while a greenhouse and shed offer useful additional storage. Side access leads conveniently through to the driveway.

To the front, a lawned garden complements the generous driveway, which provides comfortable parking for several vehicles and access to the single garage.

A well-balanced home combining generous proportions, attractive outside space and a sought-after cul-de-sac setting.





## Location

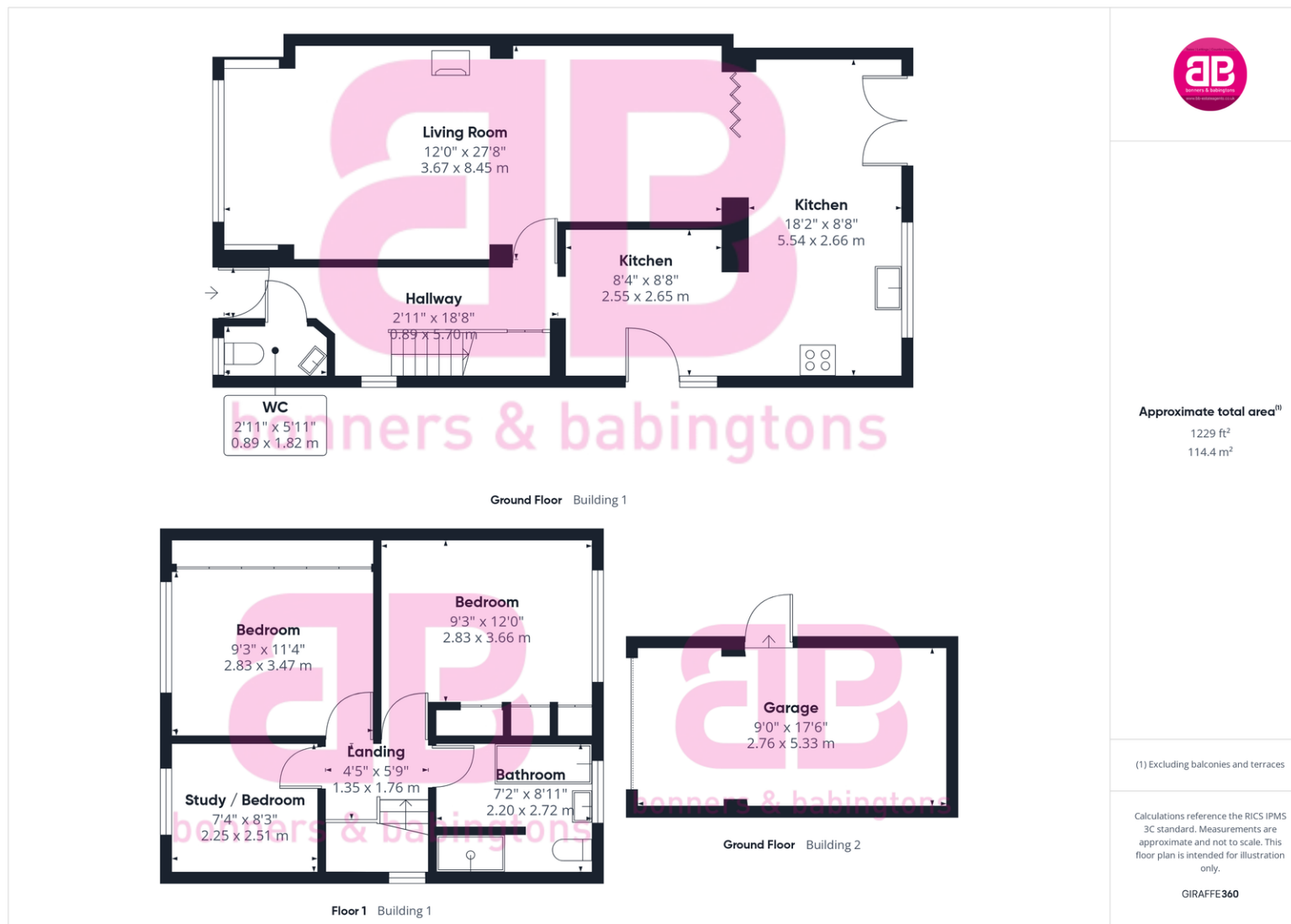
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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





#### 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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk

rightmove

onTheMarket

Zoopla.co.uk

naei propertymark  
PROTECTED

