



The Avenue
Chinnor



bonners & bakingtons

The Avenue Chinnor OX39 4PD

Offers Over £550,000

An immaculately presented 4-bedroom semidetached property, with larger than average garden and separate garage, previously extended and offering wonderful family living, situated in a sought after, quiet Cul-de-sac. Close to local shops, schools and amenities and excellent transport links.

This much loved, spacious property, owned by the same family for over 45 years, enters into a traditional hallway with all rooms leading off and staircase up to the first floor. The bright main reception room offers a dual aspect, with space for cosy seating around the fireplace to the front and opens up into a dining /play room area to the rear, where there is a sliding door to the conservatory for additional dining or relaxing overlooking the garden.

The bright kitchen has previously been extended and boasts solid wood, waist and eye level units, granite worktops, electric oven and hob, integrated washing machine, dishwasher and fridge freezer. There is space for a breakfast table and potential to create a large open plan kitchen/diner by knocking through into the conservatory. There is back door access to the rear garden. Also downstairs is a cloakroom cleverly fitted under the stairs.

Upstairs; There are three double bedrooms, all benefitting from fitted wardrobes and two possessing wash basin facilities, there is a further single bedroom, wc and separate modern bathroom with bath and overhead rainfall shower, vanity sink unit and heated towel rail.

Outside; from the kitchen, the garden has a sociable patio area, with a border of mature plants, there are steps down to the remaining larger than average lawned area, where there is space for seating to enjoy the sun, a pergola for creeping plants, an abundance of rose bushes and a modern storage shed. There is access to the separate garage via a side door, which has power and lights and an electric front door, that leads to the driveway and parking for multiple vehicles and side gate to the garden.





Other notable features, gas central heating, double glazing throughout, part boarded loft with ladder and lights.

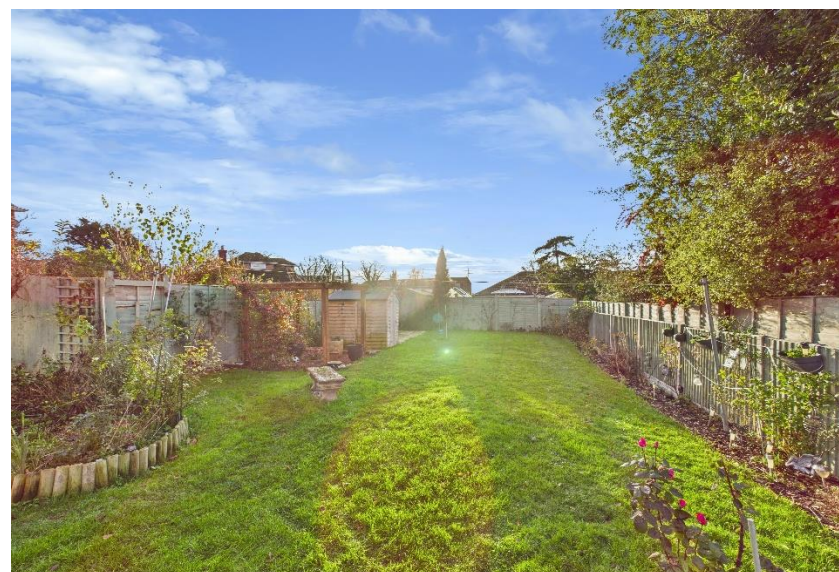
Location

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: D
EPC to Follow





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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