

bonners & babingtons

St Andrews Road
Chinnor
Oxfordshire
OX39 4HG

Price £500,000

AN EXTREMELY WELL-PRESENTED AND ATTRACTIVE EXTENDED SEMI-DETACHED FAMILY HOME, OFFERING THREE DOUBLE BEDROOMS, EN-SUITE FACILITIES, SPACIOUS KITCHEN/DINING ROOM, SEPARATE STUDY, UTILITY ROOM AND GROUND FLOOR CLOAKROOM, TOGETHER WITH OFF-STREET PARKING FOR AT LEAST THREE VEHICLES AND A PLEASANT WEST-FACING REAR GARDEN.

An excellent opportunity to acquire this particularly attractive and well-maintained extended semi-detached family home, which is presented in excellent decorative order throughout. Having been thoughtfully extended, the property now provides spacious and versatile accommodation, ideally suited to modern family living.

The accommodation is both practical and well-proportioned, featuring three double bedrooms, with the principal bedroom benefiting from its own en-suite facilities, in addition to a family bathroom serving the remaining bedrooms.

To the ground floor, the property offers a comfortable and welcoming living room, together with an impressive kitchen/dining room providing an excellent space for everyday family life and entertaining. Further benefits include a separate utility room, a useful study, ideal for home working, and a conveniently positioned ground floor cloakroom.

Externally, the property continues to impress, with off-street parking to the front providing space for at least three vehicles. To the rear is a particularly pleasant west-facing garden, enjoying afternoon and evening sunshine and providing an attractive outdoor space in which to relax and entertain.

The property also benefits from gas-fired central heating and occupies a convenient location, making this an ideal purchase for buyers seeking a spacious, extended and ready-to-move-into family home.
Early viewing is strongly recommended to fully appreciate the standard of presentation, generous accommodation and excellent features this appealing home has to offer.



















Chinnor

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently located on the Oxfordshire and 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.

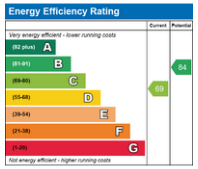
Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

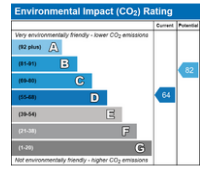
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

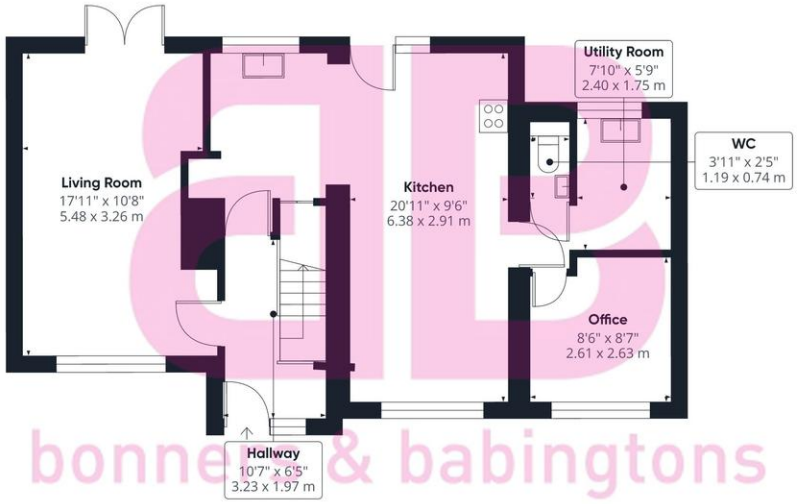
EPC RATING: C

Tenure: Freehold

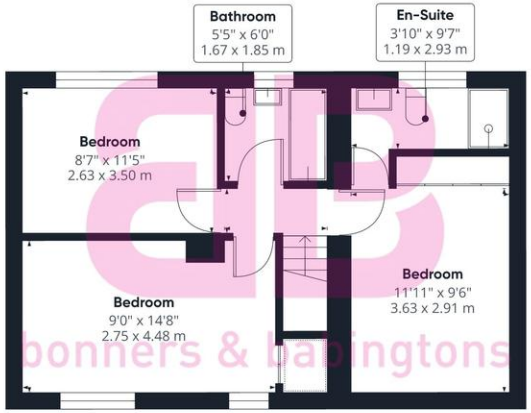
Council Tax Band: B







Ground Floor



Floor 1

Approximate total area(1)

1226 ft²
114.6 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
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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