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**FOR SALE**

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Mill Lane  
Chinnor



Mill Lane  
Chinnor  
OX39 4QU

Guide Price: £375,000

An immaculately presented and well maintained spacious 2 bedroom property, situated within a small development close to local shops and amenities and `outstanding` rated school. The property boasts a semi open plan kitchen/reception, ensuite facilities, west facing garden and 2 parking spaces.

The property consists of: entrance hallway with space for coats and shoes, leading to the cosy reception room, which is semi- open plan to the modern kitchen and utility area. The well appointed kitchen has ample eye and waist level storage units, integrated dishwasher & fridge/freezer and French doors to the garden. The utility area has space and plumbing for white goods and there is a separate WC.

Upstairs are two spacious double bedrooms, one benefitting from built in wardrobes and overlooks the enclosed rear garden. The ensuite has a fitted vanity unit, heated towel rail and double shower. The main bathroom, comprises, bath, vanity with generous storage and a heated towel rail.

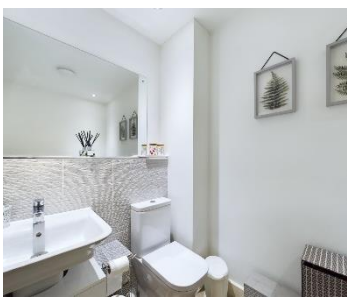
Also upstairs is access to a part boarded loft with pull down ladder and electric light.

Outside:  
The enclosed, walled, West facing garden is laid mainly to lawn with a sociable patio area and rear access to the property's two allocated parking spaces.

Other notable features include: Communal EV charging point, remaining warranty from Bloor Homes, gas central heating, double glazing throughout, annually serviced combi boiler.







## 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).

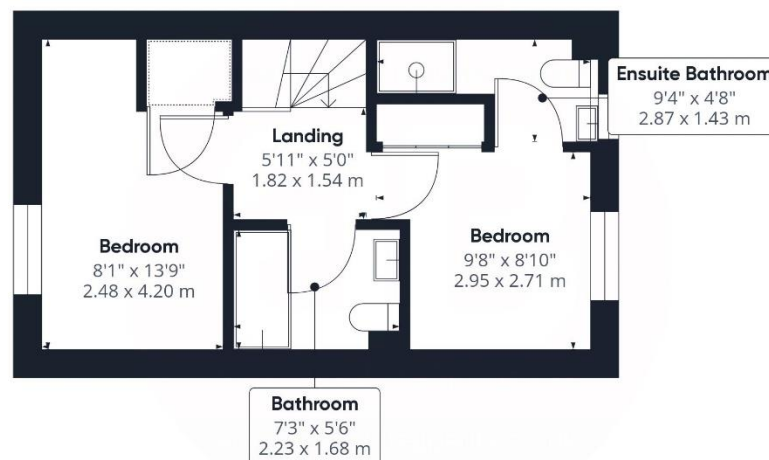
Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		97
(81-90) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

628.99 ft<sup>2</sup>

58.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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