



bonners & habingtons

Station Road
Chinnor

Station Road Chinnor OX39 4PU

Guide Price: £425,000

A spacious 3 Bedroom semi detached property with garage, that has been completely renovated throughout and is offered CHAIN FREE.

The property consists of: entrance hallway where all rooms lead from. To the left of the hallway is the bright and airy dual aspect reception room with solid wood flooring and French doors to the patio and garden. There is also a boarded fireplace that could be reopened if desired. To the right of the hallway is the dining room which is semi open plan to the kitchen and utility space but could also be used as a second reception/playroom.

The brand new unused kitchen has ample eye and waist level storage units, new cooker and hob, space for fridge and freezer and a useful larder cupboard. From the kitchen there is a utility area with plumbing for white goods, a separate WC, and a door to the garden, making this the perfect entrance for mucky dogs or children and to store coats and shoes.

Upstairs there are 3 good size bedrooms, with 2 bedrooms benefitting from built in wardrobes. There is also a newly fitted family bathroom, with a bath and overhead shower.

Outside

There is ample off road private parking and a single garage. To the rear, the private enclosed garden is laid mainly to lawn with a sociable patio area for entertaining with family and friends when the sun comes out.

Other notable features include: new windows and doors throughout, new boiler and new flooring.





Location

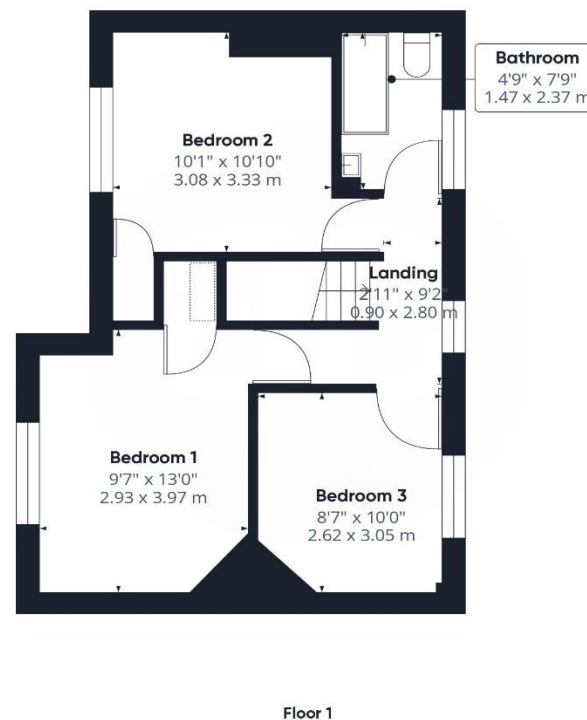
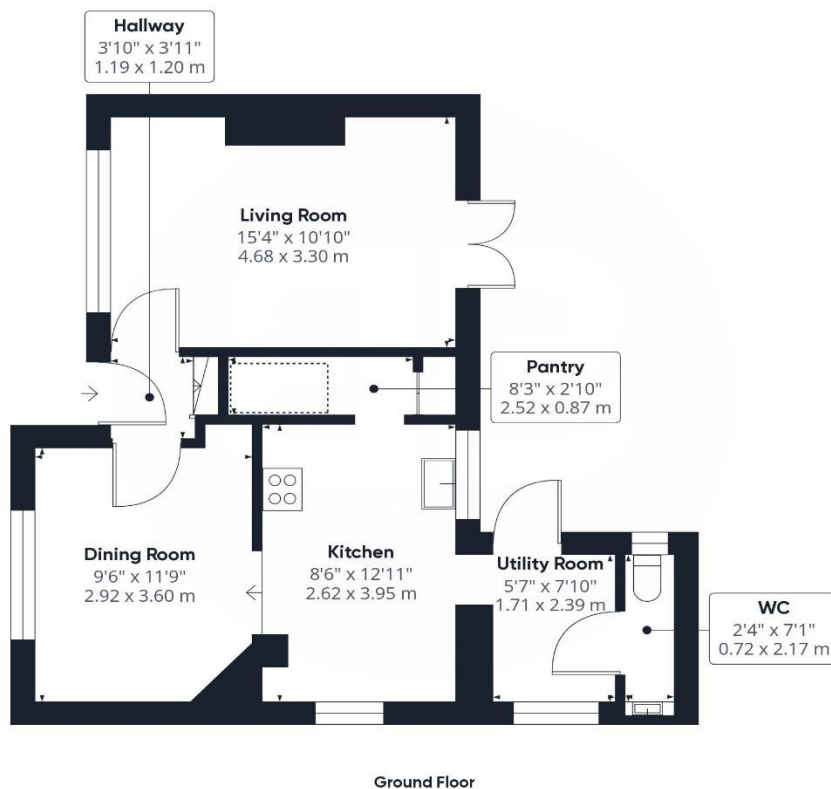
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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

EPC Band D with B Potential





Approximate total area[†]

916.5 ft²
85.15 m²

Reduced headroom

12.17 ft²
1.13 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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