



2 Cowleaze, Chinnor, OX39 4TD

£495,000 Freehold

THOMAS
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SALES LETTINGS



The Property

An extended semi-detached family home being beautifully presented and offering excellent and flexible accommodation for the growing family. An internal inspection is strongly recommended.

The property comprises: Tiled entrance hall, shower room, family room/bedroom 3, good sized living room, refitted kitchen/diner with built in appliances, double doors leading to the rear garden. Upstairs there is large master bedroom which incorporates the original 3rd bedroom and this can be easily reinstated to create 2 separate bedrooms. Also, upstairs there is an additional double bedroom and modern family shower room.

Outside there is a pleasant rear garden with decking area and laid to lawn. To the front further garden laid to lawn and driveway parking.

Additional information to note:

- All mains services are connected.
- Gas heating to radiators via a combi boiler.
- Double Glazed.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile and data with all providers and variable in door with EE and O2.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: C

Council Tax Band: D





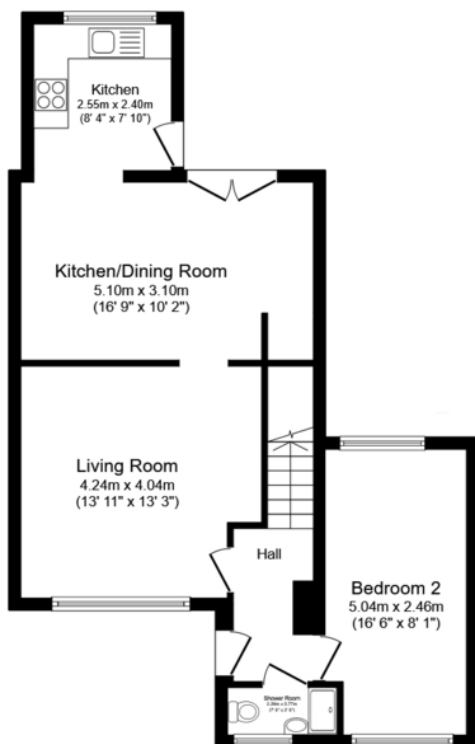
Key Features

- Extended Semi Detached
- 3/4 Bedrooms
- Refitted Kitchen
- 2 Shower Rooms
- Sought After Village
- Level Garden
- Driveway Parking
- Sought After Location
- Close to Primary School
- Viewing Strongly Recommended

The Location

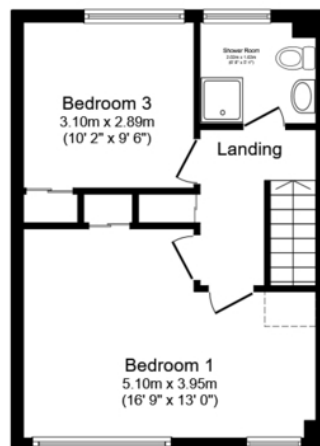
Cowleaze forms part of this highly sought after village situated at the front of the Chiltern Hills. Within in the village there are good day to day facilities including a variety of shops, 2 Primary Schools, Post Office, Doctors, Pubs and Restaurants. The towns of Thame and Princess Risborough are within easy reach and the M40 Motorway is approximately 3 miles away.





Ground Floor

Floor area 60.2 sq.m. (648 sq.ft.)



First Floor

Floor area 36.9 sq.m. (397 sq.ft.)

Total floor area: 97.1 sq.m. (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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