



Oak End Way  
Chinnor



bonners & babingtons



# Oak End Way, Chinnor

## Guide Price: £400,000

- 4 Bedroom property
- Chain free
- Solar Panels on Both Aspects
- Private South Facing Rear Garden
- Hard Wearing LVT Flooring – 25 year warranty
- Clean Newly Refurbished Home with Kitchen/ Family Room
- Modern Family Bathroom
- Recently Installed Kitchen
- Worcester Bosch Boiler
- Ample Off Road Parking

This recently renovated 4 bedroom property has been freshened up throughout and includes new carpets, modern kitchen/ family room with hard wearing LVT flooring, solar panels and a generous, enclosed garden with views of the Chiltern Hills. Offered chain free.

When entering the property, the hallway has space for coats and shoes and leads either side to the rest of the house. To the left, the modern LVT flooring continues in to the recently installed kitchen / family room which then leads to the private back garden via French doors.

The contemporary kitchen is light and practical, with ample storage cupboards, both head and waist height. The space also houses an integrated washing machine and slim line dishwasher and has a separate space for a free standing fridge freezer. Views from the window overlook the garden and beyond to the Chiltern Hills.

A staircase at the end of the family room leads to the upstairs landing where doors lead off to two double bedrooms, a third single bedroom and the modernised family bathroom; comprising, sink, WC, bath with overhead shower and heated towel rail. Downstairs there is an additional fourth bedroom that leads from the right of the entrance hallway, making the house versatile for families. There is also a newly fitted downstairs cloakroom.

### Outside

The South facing rear garden is enclosed and private with a large patio for dining, shed for storage and generous area laid to lawn for family fun and entertaining friends. There is a gate at the end of the garden for rear access and the lovely bonus of being able to see the beautiful Chiltern Hills beyond.

At the front of the property there is ample parking for multiple cars.







Other notable features include: Gas Central Heating, Double Glazing, Loft, Solar Panels.

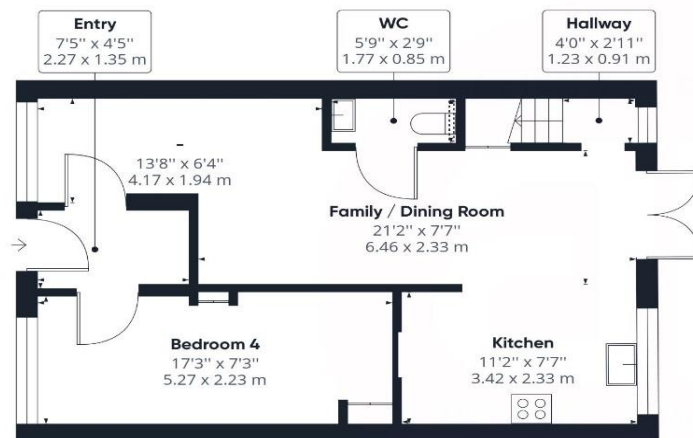
### Location

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).

### Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



Floor 1

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

900.32 ft<sup>2</sup>  
83.64 m<sup>2</sup>

**Reduced headroom**

0.78 ft<sup>2</sup>  
0.07 m<sup>2</sup>

(1) 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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