



Walnut Tree Close
Chinnor



bonners & babingtons

Walnut Tree Close Chinnor OX39 4FH

Offers in Excess of : £400,000

Immaculate and beautifully presented 2 bedroom end of terrace house in an exclusive development of only 8 properties.

This house is the perfect property for professionals or a young family. It's bright and spacious hallway leads straight through to a generous lounge and dining area, its dual aspect windows create a light and airy room that boasts a bay window and also has French doors out to the enclosed rear garden. The kitchen is at the front of the property, and comprises appealing, modern, slab-tech work tops, integrated fridge/freezer, oven and microwave with electric induction hob. There is also an integrated dishwasher and washer/dryer and plenty of room for a small breakfast seating area.

Also downstairs is a WC and understairs storage cupboard. The entire downstairs benefits from underfloor heating that runs from the stylish grey ceramic tiles in the hall and kitchen through to the engineered oak flooring in the lounge.

Upstairs are two generous, bright double bedrooms, with the master boasting twin built in wardrobes and overlooks the rear garden. The bathroom is fully tiled with contemporary Minoli tiles, has a vanity sink unit with drawers under, WC, bath with overhead thermostatic shower and a heated towel rail.

On the landing there is also a large linen cupboard and loft access with a pull down ladder.

Outside: The enclosed rear, south westerly garden is mainly laid to lawn, with a small patio area and a storage shed. There is side access to the private no through road which leads to the front of the house and the parking for two cars.





Other notable features include: Gas Central Heating, Combi Boiler and the remaining NHBC warranty.

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		96
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



Ground Floor



Floor 1

Approximate total area⁽¹⁾

773.29 ft²
71.84 m²

(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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