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FOR SALE

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Middle Way
Chinnor

Middle Way Chinnor OX39 4TP

Guide Price: £525,000

A 3 bedroom detached house on a desirable street, offering spacious living accommodation, a lovely sunny garden. garage and off street parking. With potential for a single or two storey extension from the garage, subject to relevant planning. OFFERED CHAIN FREE.

The property comprises of an enclosed porch with space for coats and shoes, and front door leading in to the entrance hallway where all rooms are accessed from. The kitchen has ample waist and eye level units, integrated oven and gas hob, space for a fridge freezer, dishwasher and washing machine and overlooks the front garden.

The spacious reception /dining area flow into an additional study/snug space - perfect for working from home or a teenage den. There are sliding doors out to the enclosed rear, south facing garden. The property offers potential to extend into the garage from the reception room, either single or two storey similar to other neighbouring houses.

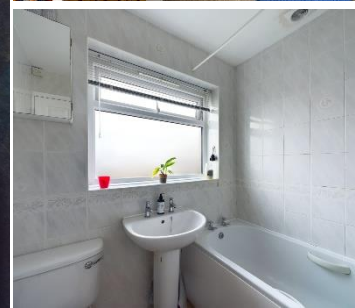
Also downstairs is a WC and understairs storage cupboard.

Upstairs are three bedrooms, with the master bedroom benefiting from fitted wardrobes and two windows overlooking the rear garden. In addition are two remaining bedrooms, a family bathroom with over bath shower, airing cupboard and access to the part boarded loft.

Outside

From the reception room sliding doors is a sociable patio area with lots of space for entertaining, rear access to the garage and side gated access to the front of the property. The remaining garden is laid to lawn and has mature shrubs and trees and an additional shed for storage.





Other notable features: Newly fitted boiler, gas central heating throughout, double glazing.

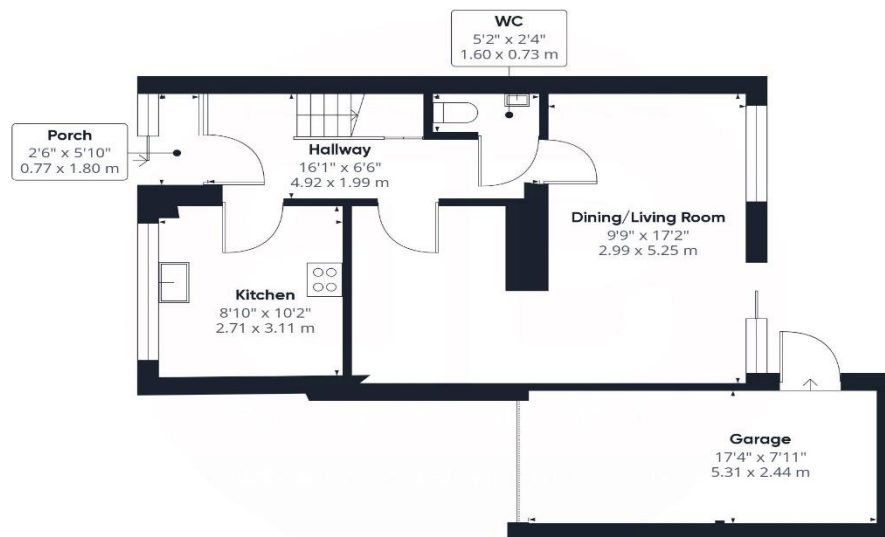
Location

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			
(92-100)	A		
(81-91)	B		
(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 area¹
1057.75 ft²
98.27 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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