



NEW HOMES
IN CHINNOR
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Chalkpit Lane
Chinnor

Chalkpit Lane Chinnor OX39 4DF

£340,000

A lovely two bedroom, two bathroom mid terraced property situated on a popular road, with stunning views of the Chiltern Hills and nearby access to the beautiful Old Kiln Lakes nature reserve. Close to local shops & amenities & Chinnor's infant & primary schools. CHAIN FREE

The property consists of an entrance hallway with access to the downstairs WC and large, practical utility/storage cupboard with plumbing for washing machine. Continuing on from the entrance is the well appointed open plan kitchen, with integrated oven and hob, space for a slim-line dishwasher and fridge/freezer and includes a sociable breakfast bar area. The living room has French doors to the enclosed rear garden.

Upstairs comprises; Two double bedrooms, with the master bedroom benefitting from an ensuite shower room. There is also a separate modern family bathroom.

Outside; The larger than average garden is mainly laid to lawn and has the benefit of additional shed for storage. The property has two allocated parking spaces at the rear of the house,

Other notable features include gas central heating, UPVC double glazing, part boarded loft with ladder.





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).

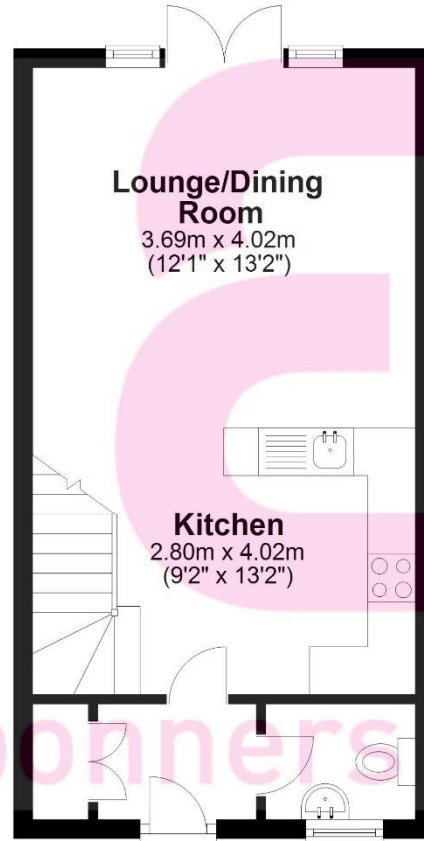


Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			93
(81-91) B			
(69-80) C		77	
(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

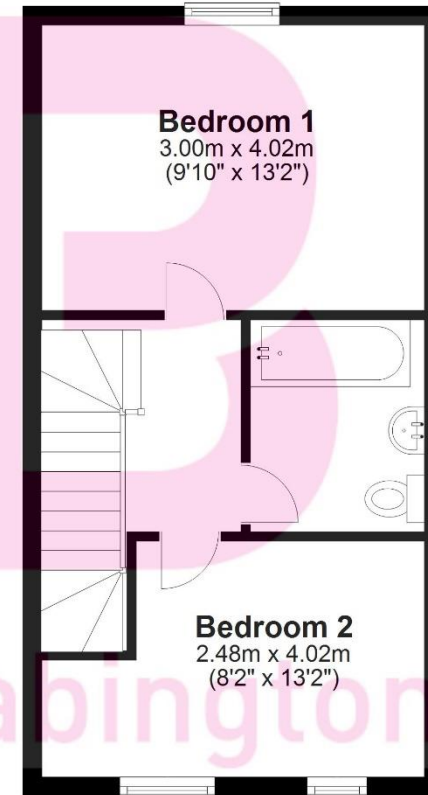
Ground Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.6 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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