



bonners & babingtons

Thame Road  
Chinnor

# Thame Road Chinnor OX39 4QS

Price: £182,500

A well presented 2 bedroom, modern end of terrace property built in 2016 with a larger than average garden. Allocated parking for 2 cars, within walking distance of the local shops, amenities and schools. 50% Shared Ownership. 100% can be purchased.

The well proportioned property comprises of; entrance hallway with downstairs cloakroom, kitchen with modern and tasteful waist and eye level units, space for washing machine and fridge/freezer and potential for dishwasher. The lounge/dining reception room has a sunny aspect and benefits from a large understairs cupboard and rear access to the East facing enclosed garden.

Upstairs are two good sized double bedrooms with ample space for storage, a family bathroom with overhead shower and heated towel rail and a large linen cupboard on the landing.

Outside; the garden is mainly laid with low maintenance faux grass and boasts a secluded patio area for dining and relaxing. There is a storage shed and access to the side of the property and the two allocated parking spaces.

Other notable features; gas central heating, combi boiler and double glazing throughout,

Rent £438 pcm, service charge £70 pcm





**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).

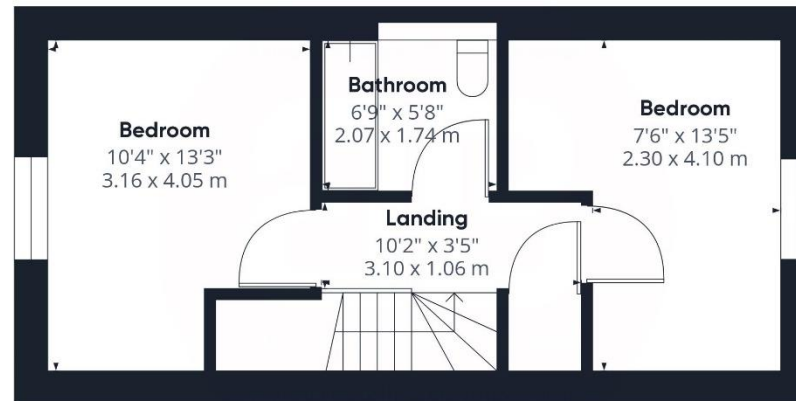


Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(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>

712.39 ft<sup>2</sup>  
66.18 m<sup>2</sup>

(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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