



banners & babingtons

Foresters
Chinnor

Foresters Chinnor OX39 4TL

Offers in Excess of: £425,000

An immaculately presented 3 bedroom semi detached property, with great potential to extend to the side of the property and/or the garage. Situated within a quiet road, close to local shops, schools and amenities.

The property consists of: entrance hallway with downstairs cloakroom and door to the spacious reception/dining room with feature fireplace and sliding doors to the sun room.

The kitchen has ample eye and waist level storage with space for white goods and overlooks the garden. The large sun room with sliding doors to the pretty garden, could potentially make a larger kitchen/diner subject to planning.

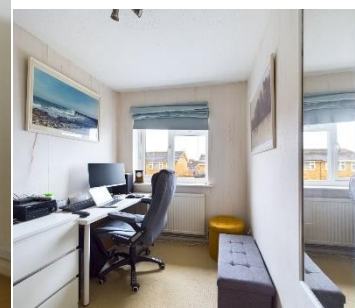
Upstairs there are 3 good size bedrooms with the master bedroom boasting a generous amount of fitted wardrobes. There is also a family bathroom with heated towel rail, bath and overhead shower.

Outside the pretty enclosed east facing garden, is laid mainly to lawn with a sociable patio and raised seating area for the sun worshipper`s, there are mature beds and borders and vibrant roses.

To the front of the property is a garage with power and lights and off road parking for several vehicles.

Other notable features include: part boarded loft with lights, double glazing and gas central heating.





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 D



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Approximate total area⁽¹⁾
906.92 ft²
84.26 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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