



bonners & babingtons

Lakeside Road
Chinnor

Lakeside Road Chinnor OX39 4DB

Guide Price: £450,000

A uniquely positioned and immaculately presented 3 bedroom detached property, situated directly overlooking the nature reserve, with access to fabulous countryside walks and children`s play area on your doorstep.

The accommodation briefly comprises: Entrance hallway with recently added storage for coats and shoes and a downstairs cloakroom. The Modern kitchen has a fitted oven and gas hob, ample eye and waist level storage with plumbing for white goods.

The living/dining room is well proportioned with plenty of space for a large dining table and sitting space. There is a bespoke wood panel on the feature wall with mounted TV, good sized understairs cupboard and French doors opening on to the patio and landscaped garden.

Upstairs there is a master bedroom with an en-suite shower room and boasts fantastic views over the Chiltern Hills. There is another good sized double bedroom with views over the garden. Third bedroom is ideal to use as home office or nursery and benefits from built in storage. The modern family bathroom has a bath with overhead rain fall shower.

Outside: there is a larger than average east facing garden which benefits from being levelled. There is a patio area at the rear of the property and a pergola with lighting and power, perfect for entertaining friends and family and alfresco dining.

There is off road parking for multiple vehicles with an EV charging point.





Other notable features include: UPVC double glazing, gas central heating, solar water heating and garden shed.

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 Plus)	A		91
(81-91)	B	80	
(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	



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

Robert House, 19 Station Road,
Chinnor, Oxfordshire OX39 4PU

01844 354554

www.bb-estateagents.co.uk

