



ae

barners & balingtons

Kiln Avenue
Chinnor

Kiln Avenue
Chinnor
OX39 4BZ

Guide Price: £475,000

A successfully extended bright and spacious 3 bedroom townhouse, that has been greatly improved by the current owners and now provides a fabulous family home. Situated close to the beautiful countryside walks of Old Kiln Lakes nature reserve.

The property is set over 3 floors, with a downstairs WC on the ground floor, a well appointed kitchen with ample eye and waist level units, fitted oven and hob, wine cooler, integrated dishwasher, plumbing for a washing machine and oak work tops.

The extended reception room really is the heart of the home, with plenty of space for sitting and dining, with Bi fold doors connecting to the patio and garden making this a great place to entertain family and friends.

On the first floor there are two good size double bedrooms and a modern bathroom with bath and overhead shower.

The master bedroom is on the top floor and boasts an ensuite shower room and various storage options. If preferred this could also make a perfect teenagers den.

Outside the pretty east facing rear garden is laid mainly to lawn with mature cherry trees, acers and roses, adding colour and privacy. There is also a small sociable patio and garden shed.

There is a private path behind the garden that takes you to the garage which has power, lights and additional parking.

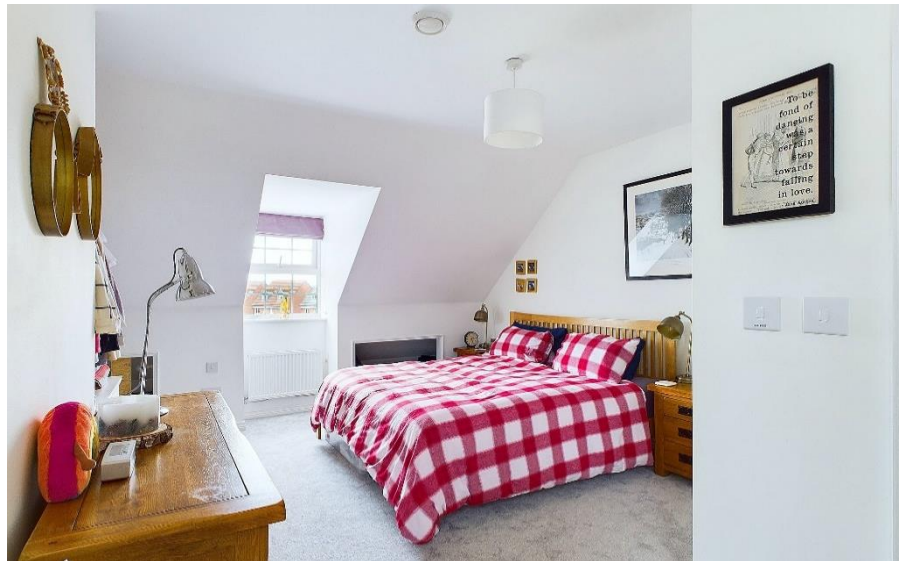




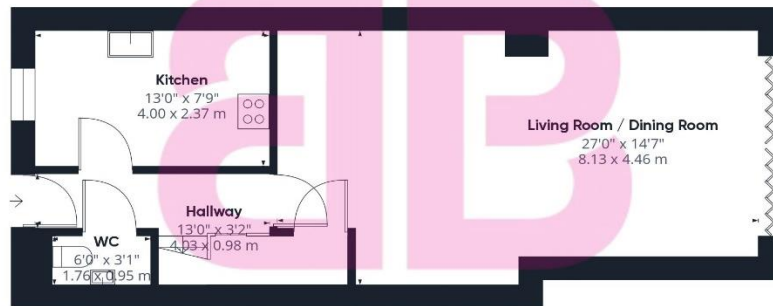
Location

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.

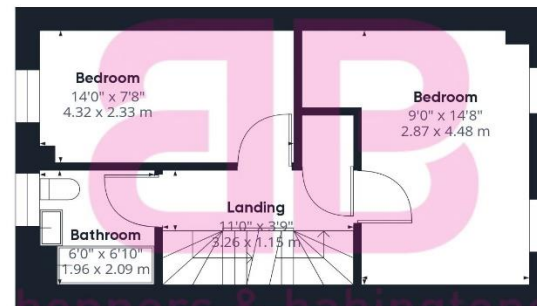
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



EPC PENDING
COUNCIL TAX BAND D



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1467.66 ft²
136.35 m²

Reduced headroom

18.84 ft²
1.75 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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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