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FOR SALE

Cherry Tree Road
Chinnor

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Cherry Tree Road Chinnor OX39 4QY

Guide Price £410,000

3 Bedroom semi-detached property with separate garage, situated on one of the most desirable, quiet roads in Chinnor. Previously extended, the property has potential for further improvements or extension. It will be a fantastic project for someone looking to add value to the property, perhaps by adding a two-storey extension. Offered Chain Free.

The property enters in to a small porch with space for shoes and coats, this then enters further into a larger hallway where all rooms and stairs to first floor lead from. The bright and modern kitchen is to the rear of the house and has ample waist and eye level units, space for fridge/freezer and plumbing for white goods, there is a view to the rear garden and also a back door to the driveway and garden.

The spacious dual aspect reception/dining room has cosy space for comfortable furniture, gas fire place and additional dining area with French doors to the garden. This space would suit someone keen on improving the property, perhaps by adding a new two-story extension.

There is also a downstairs cloakroom and understairs storage cupboard.

Upstairs there are two double bedrooms, with the master benefiting from fitted wardrobes. There is a further single bedroom and generous sized bathroom with corner shower.

Outside: The mature rear garden has a patio area from the dining room French doors, rose bushes and apple tree, greenhouse and access to the separate garage and side access to the driveway parking for several vehicles.

Other notable features: back boiler central heating, double glazing throughout, part boarded loft with ladder.



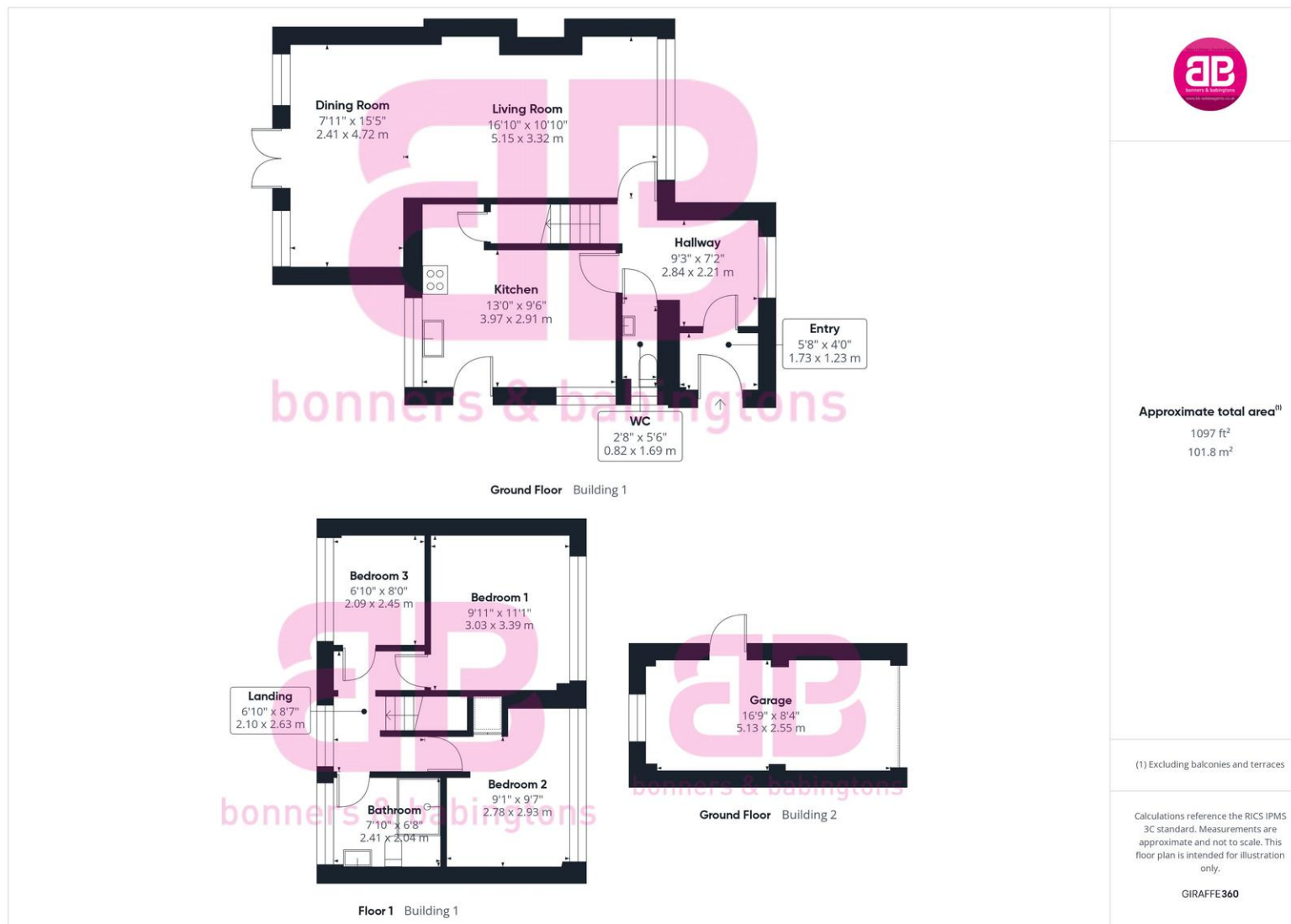


****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****
****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

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).



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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