

5 Hawthorn Close, Chinnor, Oxfordshire, OX39 4GD - £415,000

A larger than average modern two bedroom semi-detached home located in a popular development.

Entrance Hall | Cloakroom | Open Plan Living Space | Kitchen With Integral Appliances | Dining Area | Lounge/Study Area | First Floor Landing | Two Double Bedrooms | Two Ensuities | Modern Fittings Throughout | Gas Heating To Radiators | Double Glazing | Off Street Parking To Side | Private Rear Garden | Must Be Viewed |

Located on the edge of the village the popular 'Driftway' development is well located with easy access to open countryside, well regarded schools and the various local amenities Chinnor has to offer. Recently built to a high specification this immaculate semi-detached home has larger than average accommodation with modern fittings throughout that comprises entrance hall, cloakroom/W.C., large open plan living space with modern fitted kitchen/dining area with integrated appliances, lounge with study area and double doors opening to the rear garden. Two decent size double bedrooms feature to the first floor both benefitting from ensuites. Outside there is parking to side and enclosed private rear garden and patio.

Price... £415,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
A		
(81-91)	84	
B		
(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	
www.epc4u.com		



LOCATION

Chinnor is located at the foot of the Chiltern Hills surrounded by open countryside. The village offers good local shopping facilities, including a supermarket, village store, Post Office, bakery, butchers and a pharmacy. There are also doctor's surgeries and dentists, hairdressers, sports fields, play areas for children and a selection of public houses and food options. There are two primary schools within Chinnor. The M40 motorway (Junction 6) is only three miles from Chinnor and provides excellent road links to both Oxford (15 miles) and London (30 miles). The Oxford Tube stop is extremely popular with commuters. Further amenities and schools can be found in the neighbouring market towns of Thame and Princes Risborough which also provides a mainline railway service to London and Birmingham.

DIRECTIONS

After leaving junction 6 of the M40 you will enter the village of Chinnor on the B4009 which then becomes Oakley Road. Take the first left into Oakley Lane and continue over the roundabout into Estover Way. Proceed over the next roundabout and Hawthorn Close can be found on the left.

ADDITIONAL INFORMATION

EPC Rating

B

Council Tax

Band C

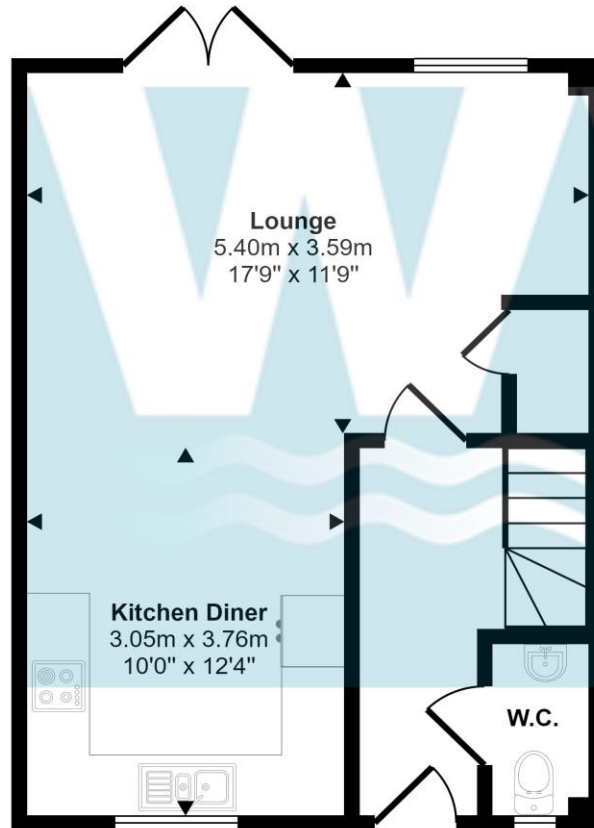
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

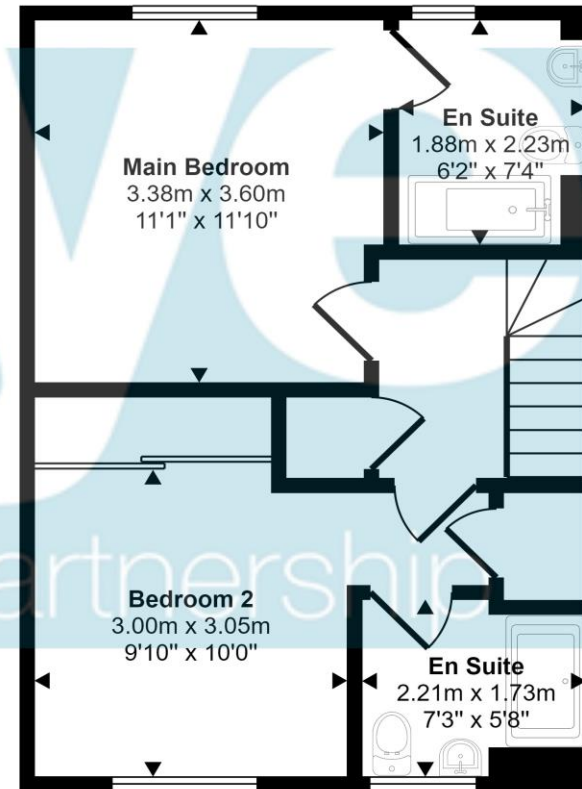
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 40 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.