

1 Hawthorn Close, Chinnor, Oxfordshire, OX39 4GD - £435,000



An impressive larger than average modern two bedroom semi-detached home located in a popular recently constructed cul de sac.

Entrance Hall | Cloakroom | Open Plan Living Space | Kitchen With Integral Appliances | Dining Area | Lounge Opening To Rear Garden | First Floor Landing | Two Double Bedrooms | Two Ensuities | Modern Fitments Throughout | Gas Heating To Radiators | Double Glazing | Private Driveway For 2/3 Vehicles | Landscaped Private Rear Garden | Must Be Viewed |

With easy access to open countryside, well regarded schools and various local amenities this stylishly presented spacious home is located in a no through road on the edge of the village in the popular 'Driftway' development. The bright & airy accommodation with modern fitments comprises entrance hall, cloakroom/W.C., large open plan living space with modern fitted kitchen/dining area with integrated appliances and lounge with double doors opening to private landscaped rear garden. Two well-proportioned double bedrooms feature to the first floor both benefitting modern fitted en-suites. There is also potential to extend into the loft (subject to regular planning permissions) Outside there is off street parking to the side and a well appointed landscaped rear garden with a southerly aspect.

Price... £435,000

Freehold

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

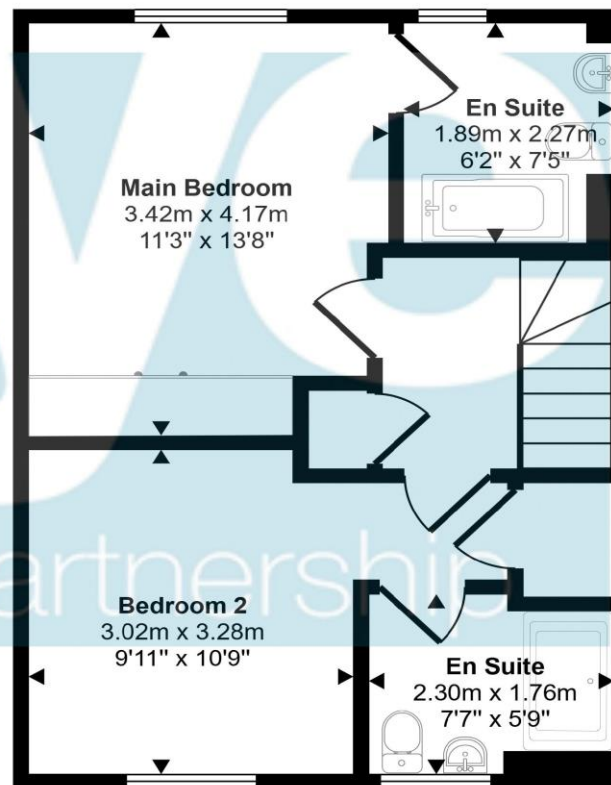




Approx Gross Internal Area  
82 sq m / 884 sq ft



**Ground Floor**  
Approx 41 sq m / 437 sq ft



**First Floor**  
Approx 42 sq m / 447 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.