



OAKLEY ROAD  
CHINNOR OXFORDSHIRE

**TIM RUSS**  
& COMPANY



# OAKLEY ROAD CHINNOR OXFORDSHIRE

WIDE PLOT OFFERING SIGNIFICANT OPPORTUNITY TO EXTEND (STPP) & COMPLETE WITH NO UPPER CHAIN, IS THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME.

**PRICE £450,000**



## The Property

A three bedroom semi-detached family home, offered to the market with no upper chain and significant potential for extension (stpp) on a rarely available wider than average plot.

Situated near to the local amenities and a bus stop, this property is set back from the Oakley Road and offers plenty of scope for future improvement and expansion.

The ground floor accommodation features the entrance porch that provides access to the hallway. From here, enter the bay fronted sitting room.

There is also the dining room that opens into the kitchen space and also provides access via sliding doors to the conservatory that enjoys views of the particularly well maintained rear garden.

The sheltered side access/lean to provides access to the garage, all of which could be converted into further living space subject to the relevant permissions. This concludes the ground floor accommodation.

To the first floor, the bright landing space provides access to all three bedrooms and a four piece family bathroom.

## Outside

To the front, there is off street parking available and an area of shaped lawn, whilst to the rear, the garden is made to feel very private with an array of established and well-manicured hedging.

The lawn has been very well kept by the present owners with attractive planted borders and a greenhouse perfect for growing various plants and veggies.

## Location

Chinnor lies close to the Chiltern Hills approximately four miles to the south of Thame and circa four miles from the M40.

The village offers shops and amenities for day-to-day needs, there are many countryside walks and bridleways nearby and the "Phoenix Trail" (a pedestrian/cycle nature trail) linking the nearby towns of Thame and Princes Risborough.

The larger shopping centres of Thame, Oxford and High Wycombe are all within easy driving distance with Princes Risborough station providing a direct link to London.

**Post code for SatNav: OX39 4HY**

## Mortgage

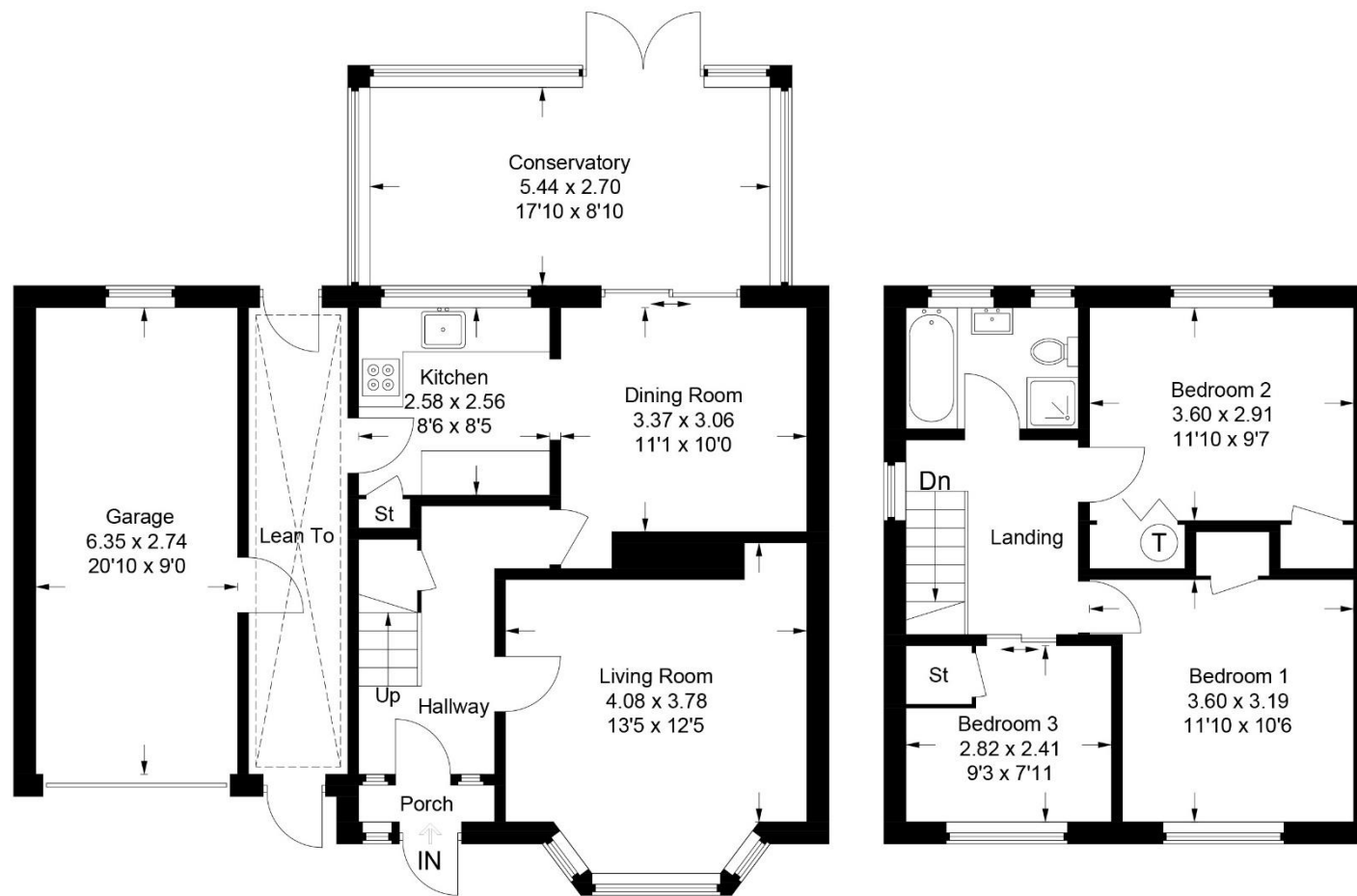
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

- **Council Tax Band - D**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority – S.O.D.C**
- **Tenure - FREEHOLD**

Ref: TH/3272





**Ground Floor**

**First Floor**

**59 Oakley Road, Chinnor, OX39 4HY**

Approximate Gross Internal Area  
 Ground Floor = 89.2 sq m / 960 sq ft  
 First Floor = 42.7 sq m / 460 sq ft  
 Total = 131.9 sq m / 1,420 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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