



Chiltern Road
Ballinger | Buckinghamshire

£825,000
Freehold


Jeremy Swan

Chiltern Road

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We are delighted to offer this extended three-bedroom detached property, located in the extremely sought after Buckinghamshire village of Ballinger, high in the Chiltern Hills AONB. The property benefits from a pretty south facing rear garden and is offered to the market with no upper chain.

- No upper chain
- Three bedrooms
- Potential to extend further subject to the necessary permissions
- Oil fired central heating
- Pretty south facing rear garden



Ground Floor

Entrance Hall – Fitted carpet, radiator, stairs rising to the first floor, under stairs coats area and storage cupboard accessed through louvered doors.

Dining Room – Fitted carpet, two radiators, fireplace with inset electric bar fire and a Quarry tile hearth, double glazed bay window, wood paneling to one wall.

Kitchen – Range of matching base units and wall cabinets, worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, integrated electric Neff double oven with fan oven and grill, Neff four ring electric hob with diffuser over, plumbing for washing machine, radiator, vinyl floor, space for fridge.

Back Porch – Double glazed composite door to the south facing rear garden, vinyl floor, door through to utility room.

Utility Room – Base units and display cabinets, worktop, oil fired central heating boiler, vinyl floor, storage cupboard.

Sitting Room – Fitted carpet, two radiators, open fireplace with York stone surround and marble mantel with matching hearth, built-in shelving units, sliding double glazed patio doors to the south facing rear garden.

First Floor

Landing – Fitted carpet, airing cupboard housing a lagged copper cylinder hot water tank, pump for power shower.

Principal Bedroom – Fitted carpet, radiator, built-in wardrobe cupboards with dresser, built-in bedside tables.

Bedroom Two – Fitted carpet, radiator, paneled wall.

Bedroom Three – Fitted carpet, radiator.

Bathroom – Modern matching white suite comprising paneled bath with mixer tap and separate Aqualise shower over, shower curtain and rail, wash hand basin and mixer tap, low flush WC, radiator, vinyl floor, heated towel rail, wall lights.



Outside

Front – Well stocked and beautifully tended front garden, driveway providing off-street parking, no garage.

Rear – Approximately 85 feet of south facing garden, sun terrace, raised beds and well stocked flower and shrub borders, timber shed, log store, remainder of the garden is mainly laid to lawn backing onto field land.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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