



bannars & habingtons

The Avenue
Chinnor

The Avenue Chinnor OX39 4PB

Offers in Excess of £450,000

An immaculately presented two bedroom semi-detached bungalow situated in a small cul-de-sac in this sought after road within the pretty Village of Chinnor. It enjoys an extremely pleasant South facing rear garden.

On entering the property via a small porch there is the entrance hall which leads to the living room which is spacious and has sliding doors into the Conservatory. A feature of the living room is the Multi Fuel burner set in a hearth which is the main focal point of the room.

The Conservatory enjoys views over the rear garden and has door which allow access to the garden. The Kitchen has a 1 1/2 bowl sink unit with cupboards under with matching cupboards at both eye and base level. There is plumbing for a washing machine and dishwasher. Two storage cupboards one containing the gas boiler.

There are two double Bedrooms both with cupboards. The Bathroom is well fitted however the bath has been removed to allow for a walk-in shower cubical to be installed. It also has a large chrome heated towel rail

Outside there is a very pleasant and extremely well-maintained rear garden which mainly laid to lawn with flower borders and Silver Birch tree at the rear. There is also a large patio area allowing for al fresco dining on those warm summers' evenings. Useful storage shed, studio/summer house which has light and power. At the front there is an area of lawn and a long drive to a garage which is operated by and electronically operated door.

Other notable features: gas central heating boiler just 5 years old, double glazing throughout, loft which is part boarded with light and loft ladder.





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.

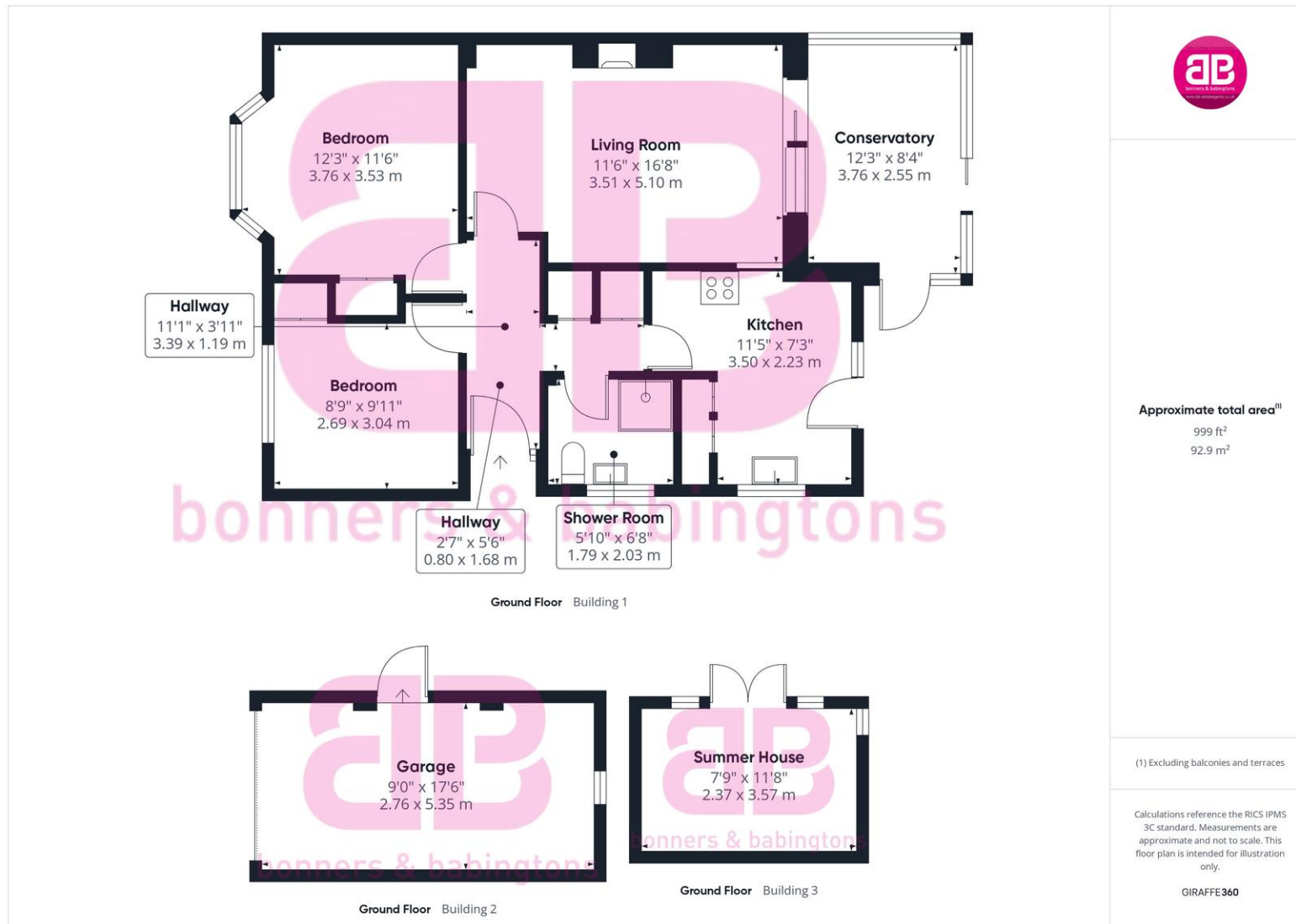
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Tenure: Freehold

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		95%
101-120	B		
81-100	C		55%
61-80	D		
41-60	E		
21-40	F		
1-20	G		
Not energy efficient - higher running costs			



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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