



Admiral Way
Chinnor



bonners & habingtons

Admiral Way Chinnor OX39 4GH

Guide Price: £530,000

An immaculately presented 3 bedroom detached property with garage, situated on a larger than average corner plot in a desirable development of properties built by Persimmon Homes only 3 years ago. Close to local schools, shops and amenities and within walking distance to the pretty nature reserve.

The property comprises; a bright entrance hallway where all rooms and stairs to first floor lead from. The main reception room is to the front of the property and is a cosy space for relaxing at the end of a busy day. The real heart of the home is the kitchen/dining space to the rear of the house, with ample room for dining furniture and French doors out to the garden. The contemporary kitchen is a stylish navy blue with copper furnishing and consists of ample waist and eye level units, integrated dishwasher, fridge freezer, electric double oven and hob and has a useful peninsula/breakfast bar with under counter storage. There is also a separate handy, utility room with plumbing for white goods, a large storage cupboard and back door access to the garden.

Also downstairs is a large understairs cupboard for shoes and coats and a separate cloakroom.

Upstairs are three generous bedrooms with bedroom two and the master, both boasting fitted wardrobes. The master bedroom also benefits from modern ensuite shower facilities. The family bathroom is a light and modern room, with bath and overhead shower and heated towel rail.

Outside; The rear, south easterly garden is mainly laid to lawn with a patio area from the kitchen/dining room, perfect for entertaining and socialising. The current vendors have added a pretty summer house that has power and lights and will make the perfect home office space, or simply a space to unwind and enjoy the afternoon sun in the warmer months. There is a shed and side access to the driveway where there is off road parking and access to the single garage.





Other notable features;
Outdoor power to garden,
remaining NHBC warranty.

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.

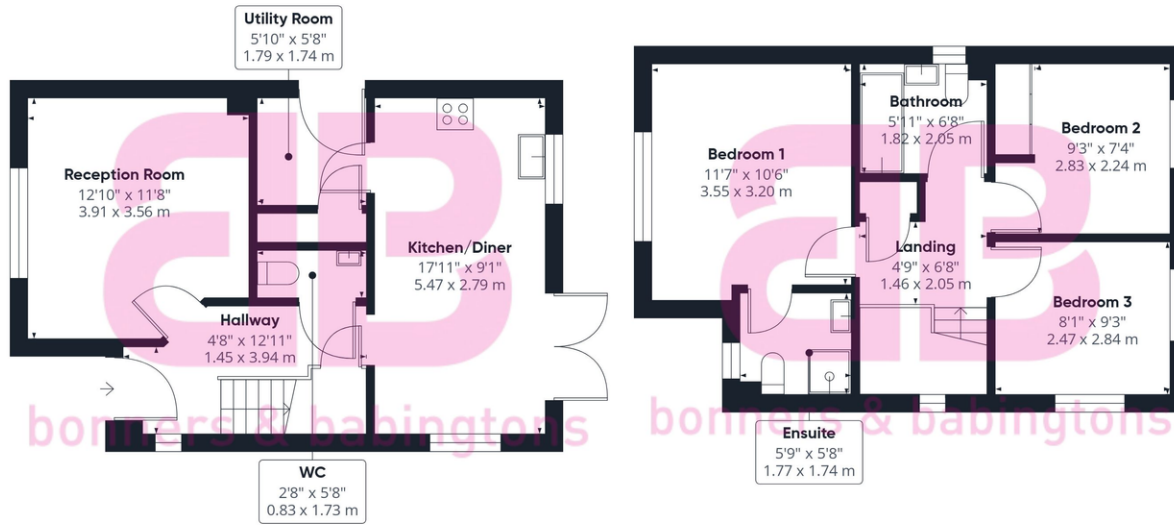
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Tenure: Freehold

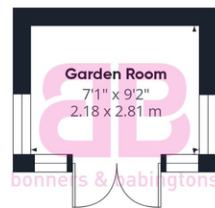
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			

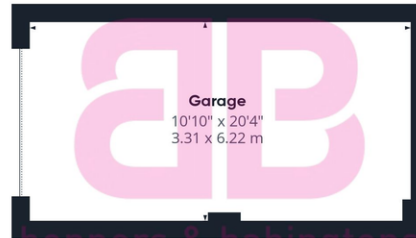


Floor 1 Building 1

Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area^m
1160 ft²
107.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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