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bonners & babingtons

Siareys Close  
Chinnor

# Siareys Close Chinnor OX39 4EF

Offers in excess of £375,000

An immaculately presented and greatly improved by the current owners, 2-bedroom, 2 bathroom property with garage and summer house. Situated in a quiet cul-de-sac location, close to local shops, schools and amenities.

The deceptively spacious house enters into a hallway that opens up into the fabulous kitchen/dining area, complete with a smart contemporary kitchen and space for dining table and chairs for entertaining family and friends. The kitchen comprises of ample waist and eye level units, integrated fridge freezer, washing machine and slimline dishwasher, electric hob, oven and microwave. The light and airy main reception room is at the rear of the property and has plenty of space for comfortable furniture a large understairs cupboard and French doors to the pretty rear garden. Also, downstairs is a modern cloakroom.

Upstairs: The beautifully decorated master bedroom that easily fits a super king-size bed, overlooks the garden and benefits from fitted sliding wardrobes and ensuite shower facilities that consist of shower, heated towel rail and vanity cupboard. Bedroom two is a generous size, also with fitted wardrobes and has use of the family bathroom with bath and vanity unit. There is also a large, useful linen cupboard on the landing and access to the loft.

Outside; The pretty rear, south west facing garden has a lovely patio area from the reception room for barbecuing and socialising, the rest is mainly laid to lawn with the end of the garden boasting raised decking with summer house that has power, making it the perfect home office space.





Other notable features include, gas central heating and double glazing throughout, boarded loft with ladder and lights, allocated parking and separate single garage.

**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).

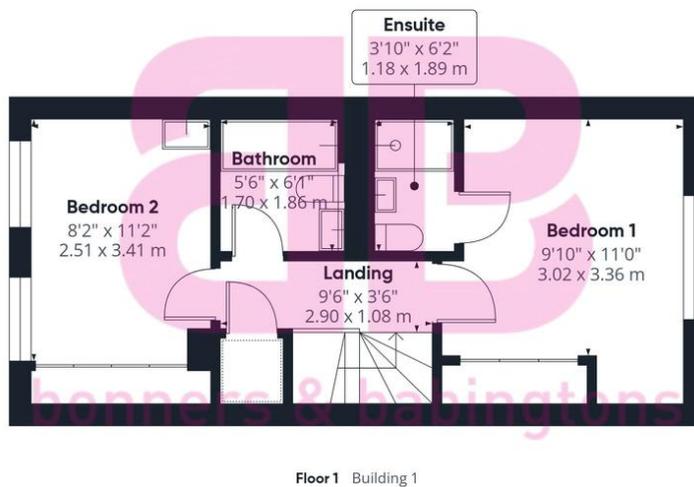
Tenure: Freehold  
 Council Tax Band: C



Energy Efficiency Rating		Current	Potential
(92-101)	A		91
(81-91)	B		
(71-81)	C		
(61-71)	D		
(51-61)	E		
(41-51)	F		
(1-41)	G		
<small>Not energy efficient - higher running costs</small>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(21-31)	A		83
(31-41)	B		
(41-51)	C		
(51-61)	D		
(61-71)	E		
(71-81)	F		
(81-91)	G		
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			



Approximate total area<sup>(1)</sup>  
982 ft<sup>2</sup>  
91.2 m<sup>2</sup>

(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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