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hommers & babingtons

Red Kite Road  
Chinnor



# Red Kite Road Chinnor OX39 4DG

Offers in Excess of: £350,000

A 2 bedroom end of terrace property with ample off road parking and potential to extend to the side. Situated in the popular Old Kiln Lakes development with countryside walks on your doorstep and local schools, shops and amenities nearby.

The property comprises; entrance way leading to the semi open plan kitchen that benefits from ample eye and waist level units, integrated fridge freezer, electric oven and gas hob, dishwasher and space for washing machine. The large reception room is bright and airy with space for a dining table and comfortable furniture, understairs storage and French doors to the enclosed rear garden. There is also a downstairs WC off the hallway.

Upstairs: the spacious master bedroom boasts fitted wardrobes spanning the width of the room and has views over the garden. Bedroom two is a bright and sunny double room with the added benefit of a large cupboard over the stairs. The modern family bathroom has bath and overhead shower and heated towel rail.

Outside: The rear enclosed garden is mainly laid to lawn with a patio area for dining and socialising and benefits a small garden room with power and lights that could be used as a home office. There is side access to the larger than average driveway for several cars which is unique to this property and could lend itself well to a side extension (STPP)

Other notable features; EV charging point, double glazing and gas central heating throughout.







### Location

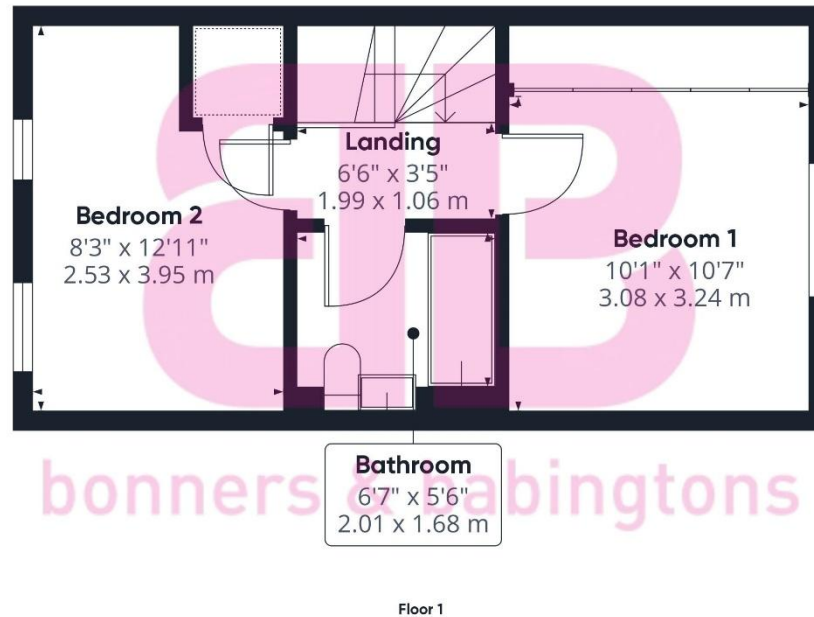
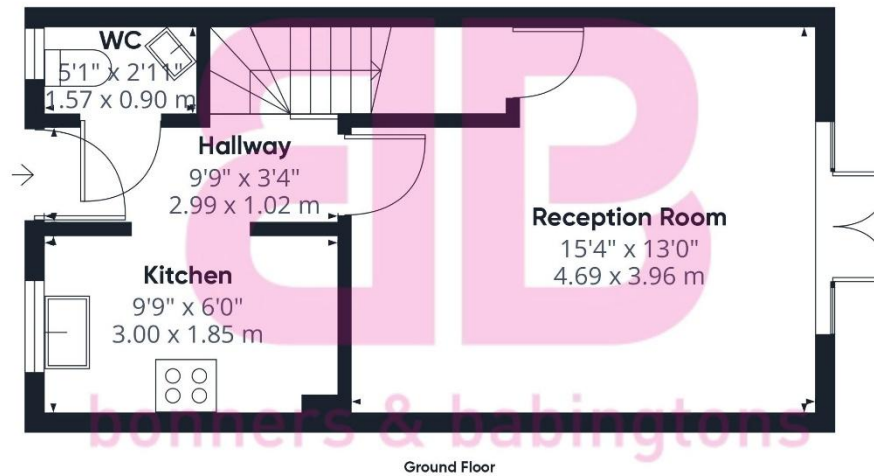
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two 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).

Council Tax Band C



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(91-100) <b>A</b>	96
(81-90) <b>B</b>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(49-54) <b>E</b>	
(41-48) <b>F</b>	
(31-40) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



**Approximate total area**

616.13 ft<sup>2</sup>  
57.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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