



15 Leyburne Gardens, Chinnor, Oxfordshire, OX39 4EL



Accommodation

Ground Floor

Entrance Hall, Kitchen/Breakfast Room, Dining Room, Sitting Room, Utility Room, Cloakroom.

First Floor

Master Bedroom with ensuite Shower Room, Three further Bedrooms, Family Bathroom.

Outside

Front Garden with Driveway Parking, Double Garage, Enclosed Rear Garden.

15 Leyburne Gardens

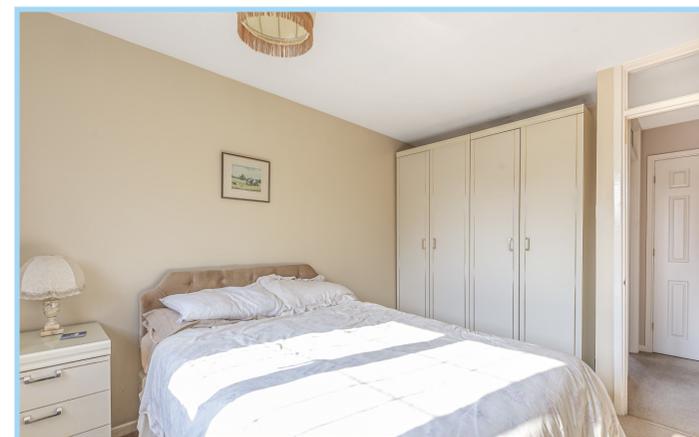
Conveniently situated in the centre of the village within easy reach of all the local amenities, yet tucked away at the end of a secluded cul-de-sac location, this is a well presented, detached, 4 bedroom, modern family home with an attractively planted garden to the front with ample driveway parking, a double garage and an enclosed and private good size garden to the rear. The property would now benefit from some updating and is offered for sale with the added advantage of no onward chain.

Upon entering the property, there is a welcoming entrance hall with a guest cloakroom leading off, a staircase to the first floor and a door through to the kitchen and utility room. The kitchen/breakfast room is fully fitted with a good range of storage units, along with spaces for the usual kitchen appliances. It opens to the dining room, which has plenty of space for a dining table and chairs, and sliding doors leading into the garden. The sitting room is a large and bright room with aspect to the front and a gas fireplace. Furthermore, there is a guest cloak room and a separate utility room, which accesses into the double garage. Upstairs, there is a large master bedroom with fitted wardrobes and an ensuite shower room, three further bedrooms and a family bathroom.

Outside, to the rear, there is a lovely enclosed and secluded garden, laid mainly to lawn with shrub borders and a full width paved terrace. The front garden is laid to lawn with mature shrubs and a cherry tree and offers ample tarmac driveway parking, from which the double garage is accessed.



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Chinnor

This well regarded South Oxfordshire village with its picturesque high street offers daily shopping, a post office, dental and GP surgeries, churches, two primary schools and a variety of local clubs, pubs and restaurants.

The bustling market towns of Princes Risborough and Thame are within easy reach offering a wider variety of high street and boutique shops, supermarkets, restaurants and pubs, sports and leisure centres and secondary schooling.

Of particular note, the mainline railway station, with fast services into London Marylebone, can be found in nearby Princes Risborough within about 3.5 miles and junction 6 of the M40 is within about 3 miles, making Chinnor an ideal commuter village.

Further and more comprehensive facilities can be found further afield in Aylesbury, High Wycombe and Oxford.

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Services

All Mains Services. Gas Fired Central Heating.

Local Authority

South Oxfordshire District Council

Tax Band

E

Transport Links

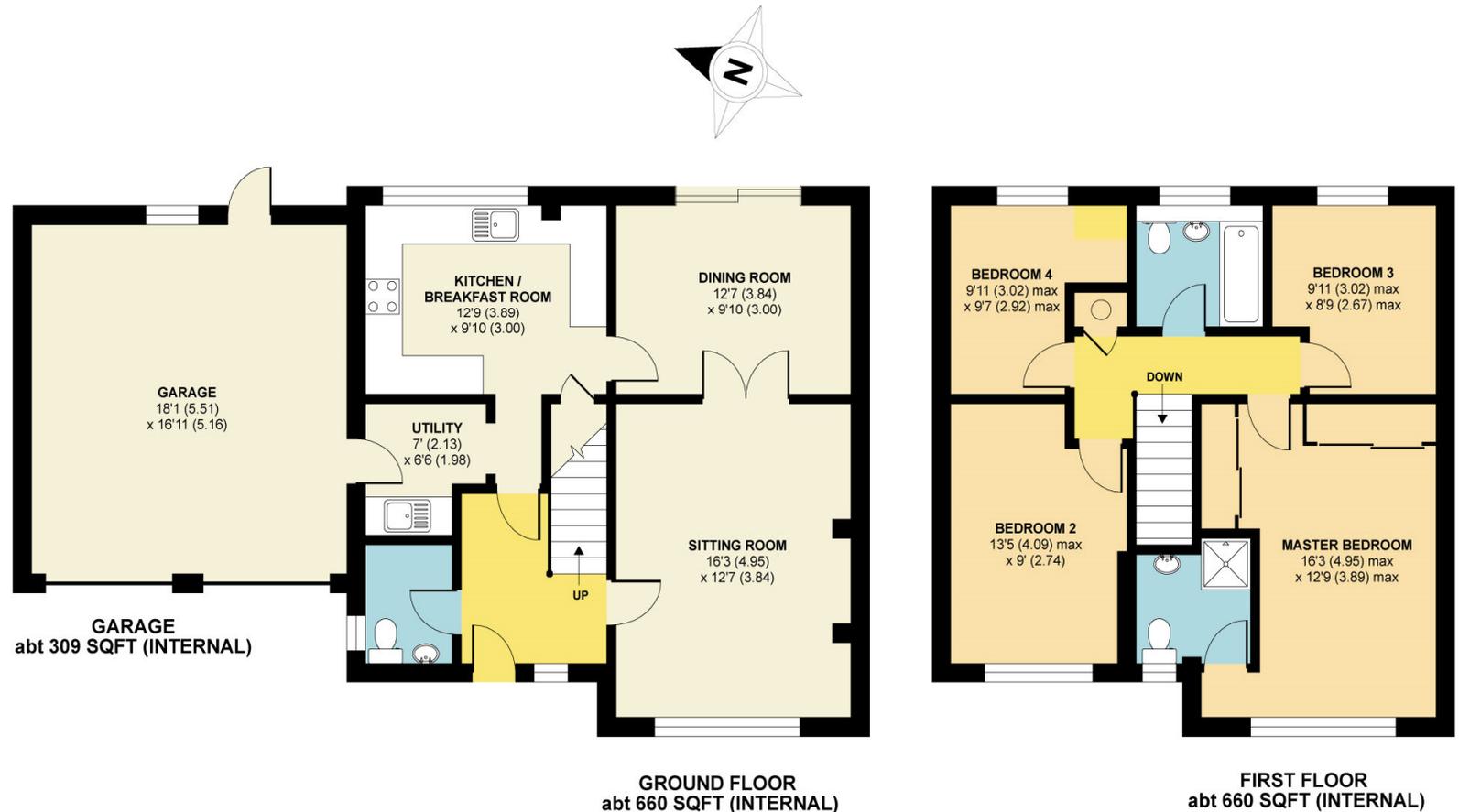
M40 Motorway (Junction 6) - 3 miles.

Princes Risborough Railway Station - 3.5 miles.

Arriva Local Bus Service from Princes Risborough to Thame via Chinnor.

Directions

Depart Thame on the B4445 in a south-easterly direction towards Chinnor. Upon entering the village take the first left turn onto the B4009, Lower Icknield Way. Then take the first left into Springfield Gardens and the first right into Leyburne Gardens. No.15 can be found, at the end, on your left.




Andrew Murray & Co
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 1629 SQ FT 151.3 SQ METRES (INCLUDES GARAGE)

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