

# 42 FLEETWOOD WAY

THAME, OXFORDSHIRE OX9 3DF



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**A very well presented three bedroom home, having been re-decorated recently, in a cul-de-sac, close to some great schools and the town centre.**

The property boasts a well fitted country style kitchen with a lovely tiled floor, leading to well proportioned living room with French doors to the rear garden. There is also a cloakroom on the ground floor.

On the first floor, are three bedrooms and a modern bathroom. Two of the bedrooms are double in size and the third bedroom could be used for a home office, if required.

Outside, there is a lawned garden to the rear, with a terrace to sit out on, facing in a westerly direction and enjoys a lot of the day's sun.

To the front is off-street parking for two vehicles and there are spaces in the cul-de-sac for visitors to park.

Fleetwood Way is situated to the north of the town, just off Roundhead Drive. There are amenities within walking distance and the town centre is just a short walk away.

‘ITS GREAT TO BE WITHIN WALKING DISTANCE OF THE HIGH STREET ‘



## IN BRIEF

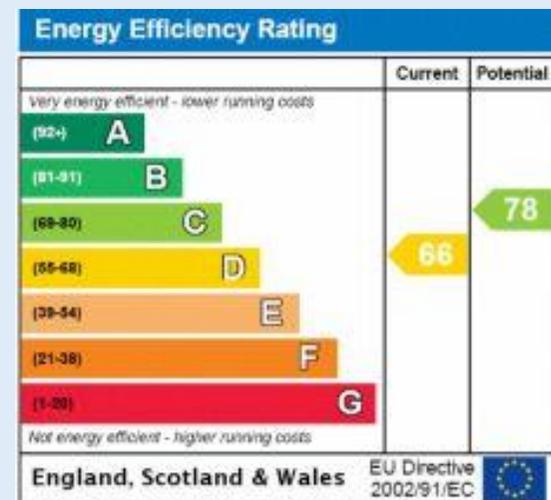
- Situated at the end of a cul-de-sac
- Off-street parking for two vehicles
- Updated and recently re-decorated
- Westerly facing rear garden



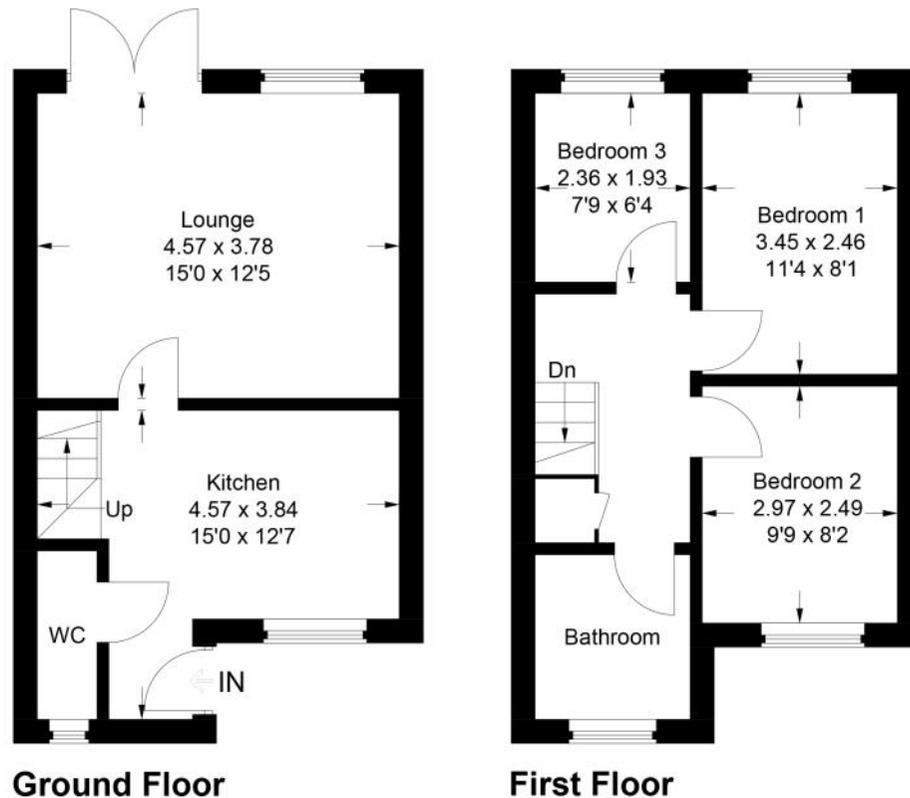
## OVERVIEW

- Three 1st floor bedrooms
- Well proportioned living room
- Country style fitted kitchen
- Cloakroom
- Westerly facing rear garden
- Off-street parking
- Cul-de-sac location

OFFERS IN REGION OF      £290,000 FREEHOLD



Approximate Gross Internal Area  
Ground Floor = 32.6 sq m / 351 sq ft  
First Floor = 32.4 sq m / 349 sq ft  
Total = 65 sq m / 700 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**LOCATION :** A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

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