

# 1 CHESTNUT AVENUE

THAME, OXFORDSHIRE OX9 2AP



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**Situated within a short walking distance of Thame High Street on this highly sought after development is this thoughtfully extended and much improved three double bedroom, two bathroom family home. It offers bright, modern and family friendly living and has a wide frontage with ample parking.**

Originally constructed in the 1960's, the property has been well maintained by the current owners and is offered in excellent condition throughout. The "cucina collection" kitchen has white gloss units and has a double neff oven/grill and integrated microwave with a induction hob and extractor as well as an integrated bosch dishwasher. There is a small utility area with access to the garden.

The large dining room has French doors opening on the terrace at the rear of the property. The sitting room has a gas feature fireplace with double aspect windows and is filled with light. The main bedroom benefits from an en-suite wet room with rain forest shower and has white gloss fitted wardrobes. There is also a sitting area with doors onto the garden. There are two further bedrooms as well as a family bathroom.

Outside, there is a well stocked and maintained garden with lawned area and terrace as well as a sunken patio to the rear and raised beds. The property is on a large plot with off road parking for several cars as well as an electric garage.

"BRIGHT, MODERN AND FAMILY-FRIENDLY"



## IN BRIEF

- Highly sought after, extended three bedroom, two bathroom bungalow
- Walking distance of Thame High Street
- Master bedroom with en-suite wet room
- Large and sunny back garden with sunken patio to rear
- Ideal living space for family living and entertaining





## OVERVIEW

- Sit in kitchen with utility area
- Large sitting room with feature fireplace
- Master Bedroom with en-suite wet room and sitting area
- Two further bedrooms
- Dining room overlooking the garden with patio doors
- Large enclosed garden with sunken patio and raised beds
- Multi car driveway
- Electric garage
- Walking distance of Thame High Street

**GUIDE PRICE**      **£685,000**      **FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas and electricity, drainage and water

**Heating:** Gas fired central heating

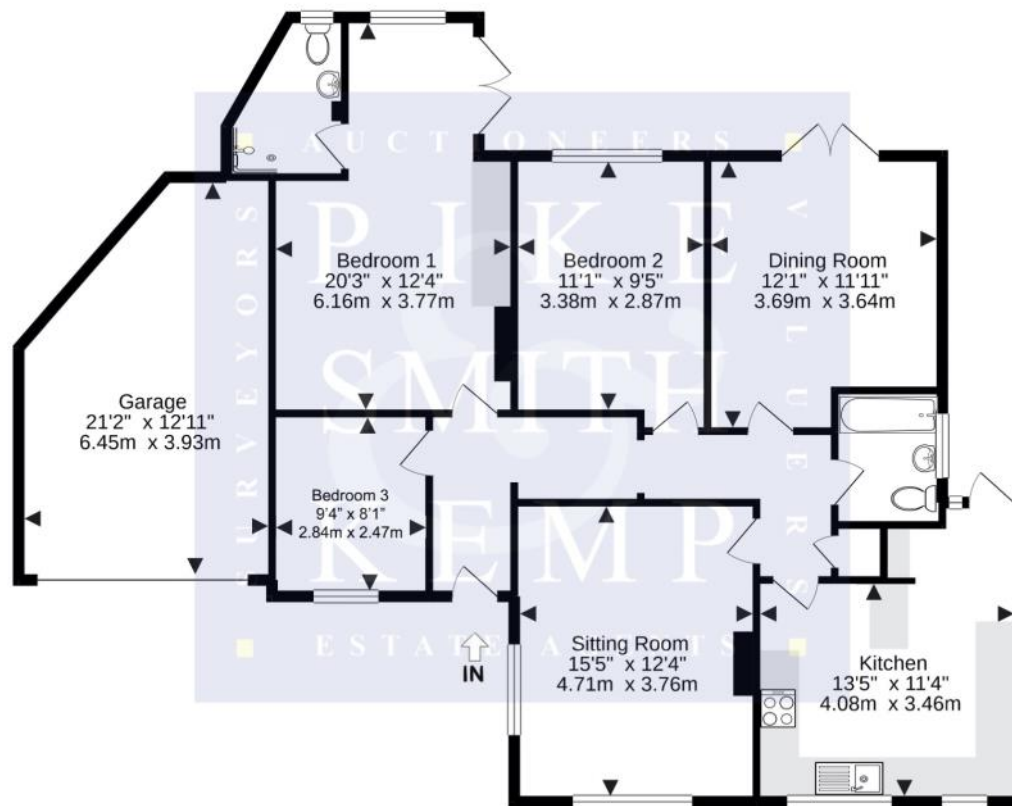
**Energy Rating:** TBC

**Environmental Impact Rating:** TBC

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** D

**Broadband:** Download 60-73mpg Upload 55 mpg (Halo 1)



The approximate total area for the elements of the property represented on the floorplan is 127 SqM (1363 Sq.Ft)

**1 Chestnut Avenue, Thame, Oxfordshire, OX9 2AP**

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

## 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.

## PIKE SMITH & KEMP

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**Thame - Marlow - Cookham - Maidenhead**

