

7 HOWLAND ROAD

THAME OXFORDSHIRE OX9 3US



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A deceptively spacious and beautifully appointed three bedroom family home on the outskirts of Thame which is presented in excellent order throughout having been recently renovated by the current owners. It offers bright, modern and family friendly living with the outstanding kitchen/diner at the heart of the home, overlooking the garden.

The ground floor configuration is now bright, modern and family-friendly, making the kitchen/dining room the hub of the home. There is also a downstairs cloakroom/WC and larger than average entrance hall as well as solid oak floors and underfloor heating.

The large sitting room overlooks the back garden and has solid oak flooring throughout. The kitchen benefits from modern cream units with oak worktops and underfloor heating to the kitchen/diner.

Upstairs, the property has three bedrooms, two doubles and one single, and there is a double shower in the wet room/family bathroom.

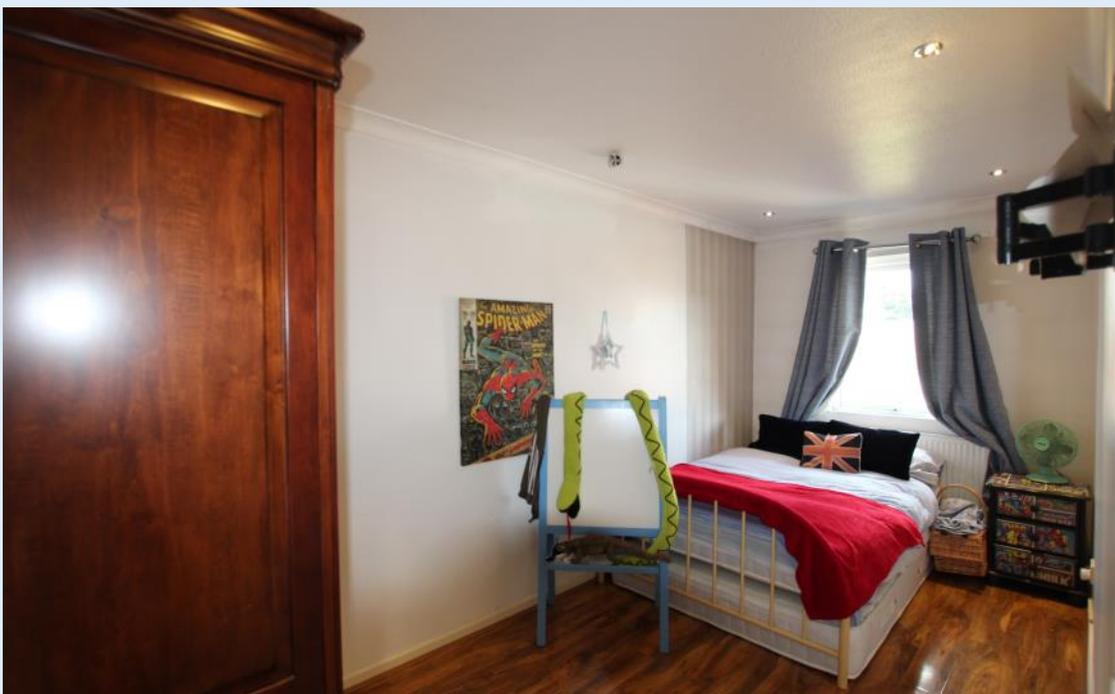
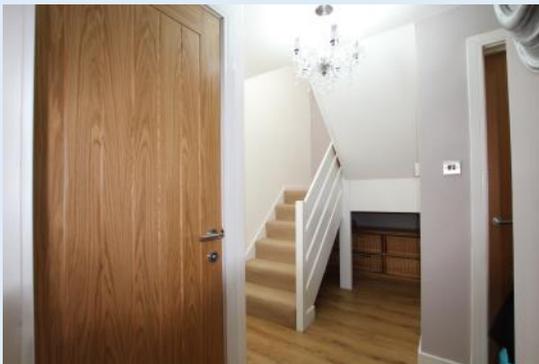
To the rear of the property, the south facing garden has a decked patio area leading onto the lawn and parking. There is also a fully insulated outbuilding currently used as a hair salon with heating and running water offering the option of working from home.

‘BEAUTIFULLY APPOINTED STAGGERED END TERRACE FAMILY HOME ON OUTSKIRTS OF THAME



IN BRIEF

- Three bedroom family home on the outskirts of Thame
- Large kitchen/diner that is the “heart of the home” for family friendly living
- Easy access to all local amenities and countryside with “the phoenix trail on the doorstep”
- Beautifully presented throughout



OVERVIEW

- Three bedroom family home on outskirts of Thame
- Large kitchen/diner overlooking the garden
- Downstairs cloakroom
- Off road parking
- Outbuilding with electric and running water currently used as a home hairdressing salon
- Beautifully appointed throughout
- Solid oak flooring and under floor heating
- Easy access to "the phoenix trail"
- South facing garden

GUIDE PRICE: £299,950

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

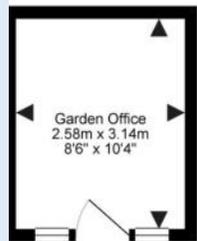
Energy Rating: Currently C (73) , Potentially B (86)

Environmental Impact Rating: Currently C (74), Potentially B (87)

Local Authority: South Oxfordshire District Council

Council Tax Band: C

Broadband: Standard up to 17Mb, Fibre up to 76Mb



Approx. Floor Area
88 Sq.Ft.
(8 Sq.M)



The approximate total area for the elements of the property represented on the floorplan is 96 SqM (1030 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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 estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling 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.

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