

45 KINGS CLOSE

THAME, OXFORDSHIRE OX9 3DB



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Situated within a stones throw from Thame High Street in a quiet residential street is this wonderful two double bedroom, semi detached home that has been thoughtfully refurbished and re-configured by the current vendors and is now presented to the marketplace in excellent condition throughout.

Originally constructed in the 1950's, this delightful home is full of light and benefits from open plan living downstairs. The sitting room/diner has wood effect laminate flooring and a recently installed AGA log burner. The kitchen leads off from the dining area in an L shape configuration and has a wide range of cream base and wall units, wooden worktops and a Belfast sink and 5 ring SMEG rangemaster. There is also a handy breakfast bar.

Upstairs the property has two double bedrooms, both with built in wardrobes and wood effect laminate flooring.

The bathroom has a rainforest shower over the bath and grey slate tiling throughout and a white bathroom suite.

Outside, there is a well stocked and maintained garden with lawned area and railway sleeper beds, as well as raised timber decking and flagstone patio that is ideal for entertaining.

There is also a large storage workshop that has double doors onto the garden.

This would make an ideal first or downsizing home, perfect for those looking to be within walking distance of all of the amenities that Thame has to offer.

“BRIGHT, MODERN AND RECENTLY RENOVATED”



IN BRIEF

- Superbly presented two double bedroom home
- Walking distance of Thame High Street
- Large open plan living downstairs
- Recently remodelled and refurbished
- Perfect starter home



OVERVIEW

- Two double bedrooms
- Log Burner
- Kitchen with rangemaster and breakfast bar
- Recently installed bathroom with rainforest shower
- Walking distance of Thame High Street

OFFERS OVER

£300,000

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: tbc

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



The approximate total area for the elements of the property represented on the floorplan is 71 SqM (765 Sq.Ft)

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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.

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