

# 2 MARSTON ROAD

THAME, OXFORDSHIRE, OX9 3YF



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**A fabulous semi-detached, family home, with four double bedrooms (and “nursery”, dressing room or en-suite to the master) on the ever popular Lea Park development, within walking distance of the High Street.**

This extended property benefits from an upgraded kitchen and bathroom and is attractively decorated throughout. It also benefits from a pretty rear garden, with a good-size patio and a lovely summer house.

The downstairs now provides a spacious and bright open-plan dining area and living room, and the extension to the rear provides a sunny garden area which leads out through patio doors to the garden. The contemporary kitchen has neutral base and eye level cupboards with an integrated oven and hob. The integral garage has been converted and could be used as a reception room/study/fourth bedroom, and there is also a downstairs cloakroom.

Upstairs, there are three double bedrooms, with the main bedroom benefitting from fitted wardrobes and a dressing room which is an ideal size for a nursery or for a future conversion to an en-suite. The modern, bathroom has a white suite including a bath and overhead shower.

The front of the property has a driveway parking for 2 cars and there is pedestrian, gated side access to the rear garden.

The property is perfectly located for access to schools and recreational space.

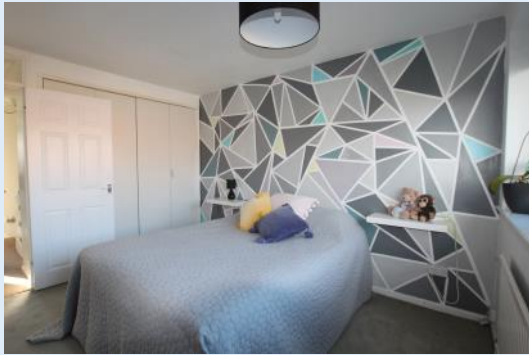
‘A GREAT FAMILY HOME IN A POPULAR LOCATION’



### IN BRIEF

- Four double bedrooms and additional room to master
- Large open-plan living space with separate dining area and garden room
- Contemporary kitchen and bathroom
- Ideally situated for local amenities





## OVERVIEW

- Spacious family home
- Presented in excellent order throughout
- Three / four bedrooms (plus nursery/dressing room)
- Sunny open plan living
- Driveway parking for 2 cars
- Pretty garden with patio and summer house
- Perfectly located for local amenities

**GUIDE PRICE: £425,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

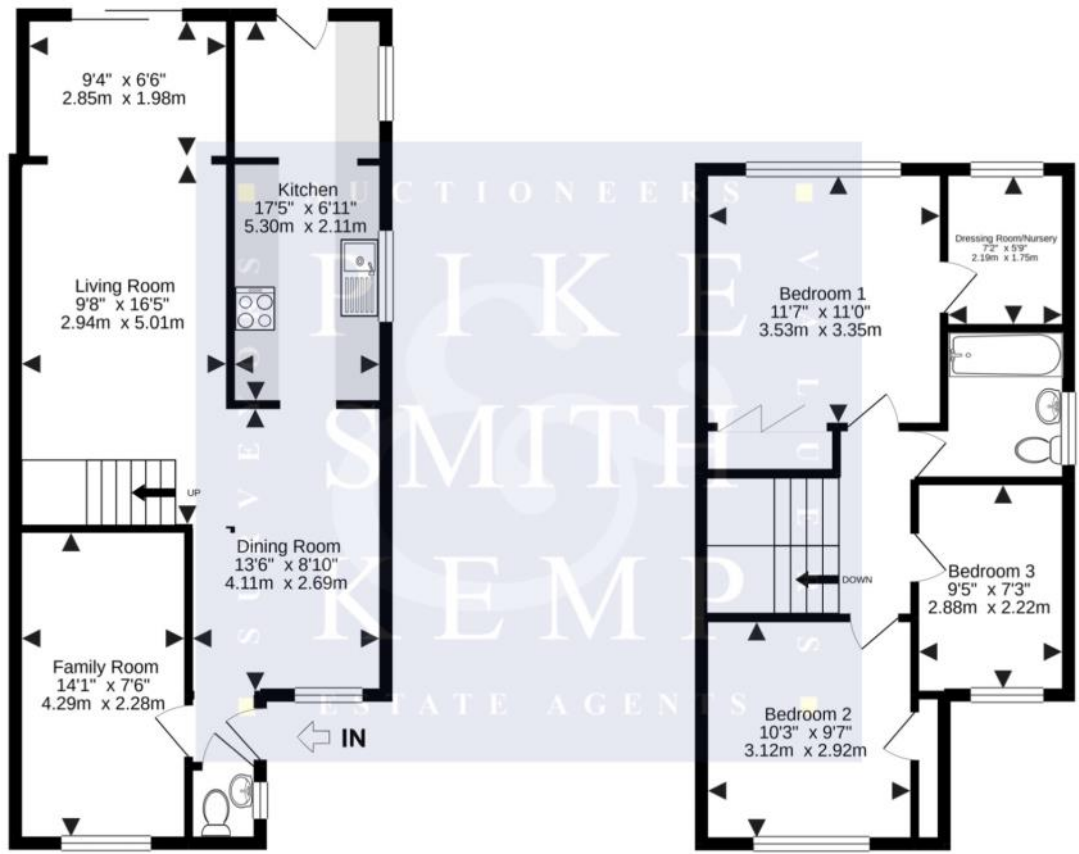
**Services:** Mains gas, electricity, drainage and water

**Heating:** Gas central heating to radiators

**Energy Efficiency Rating:** C (69) Potential B (82)

**Local Authority:** South Oxfordshire District Council

**Council Tax:** D



**Ground Floor**  
Approx. Floor Area  
573 Sq.Ft.  
(53 Sq.M)

**First Floor**  
Approx. Floor Area  
468 Sq.Ft.  
(43 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 97 SqM (1040 Sq.Ft)

**2 Marston Road, Thame, Oxfordshire, OX9 3TG**

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 and historic market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is surrounded by beautiful countryside, with many walks.

The iconic boat-shape high street hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

The town retains a traditional high street shop experience, with many high quality independent tea shops and cafes, restaurants, pubs, butchers, delicatessens, bakers and a Waitrose.

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 Lord Williams Secondary 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**

13 High Street, Thame OX9 2BZ

**Tel:** 01844 218258

**email:** thame@pikesmithkemp.co.uk

**Web:** www.pskweb.co.uk

**Thame - Marlow - Cookham - Maidenhead**

