

6 MONTROSE WAY

THAME, OXFORDSHIRE OX9 3XH



'FANTASTIC CONDITION, CENTRALLY LOCATED'

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Tucked away at the end of a desirable cul-de-sac on a popular residential development is this beautifully presented three bedroom semi-detached family home with garden, garage, multi-car driveway and scope to extend (subject to planning).

Immaculately presented with modern, neutral fixtures and decoration, this home offers the buyer the opportunity to purchase a fantastic family home in a great location.

The kitchen is fitted with a range of base and wall units and has an electric oven and hob. The main living space has clearly divided areas for dining and relaxation and there is wooden block flooring throughout. Patio doors lead onto the sunny garden. There is also a downstairs cloakroom.

Upstairs, the property has three bedrooms, two of which are doubles with wardrobes and there is a single bedroom to the rear. The family bathroom is fitted with a bath and shower overhead.

The pretty rear garden has well established borders, lawn and side access to the garage.

To the front of the property there is block paving and off road parking for two cars. The front garden is well established with pretty borders and plants.

The garage which has an up and over door, light, power and an alarm device. The property offers scope to extend to the rear or side subject to planning as well being suitable for a garage conversion.



IN BRIEF

- Immaculate three bedroom semi-detached family home
- Completely re-decorated throughout with neutral decor
- Garden, garage and three car driveway
- Ideally located for Thame town centre



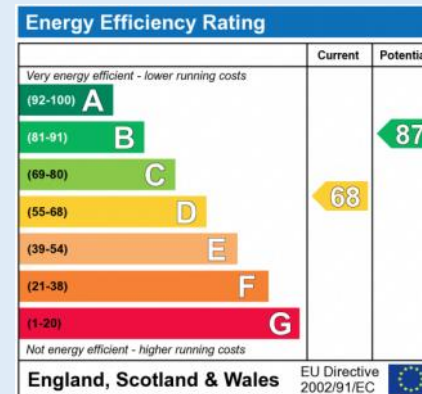
OVERVIEW

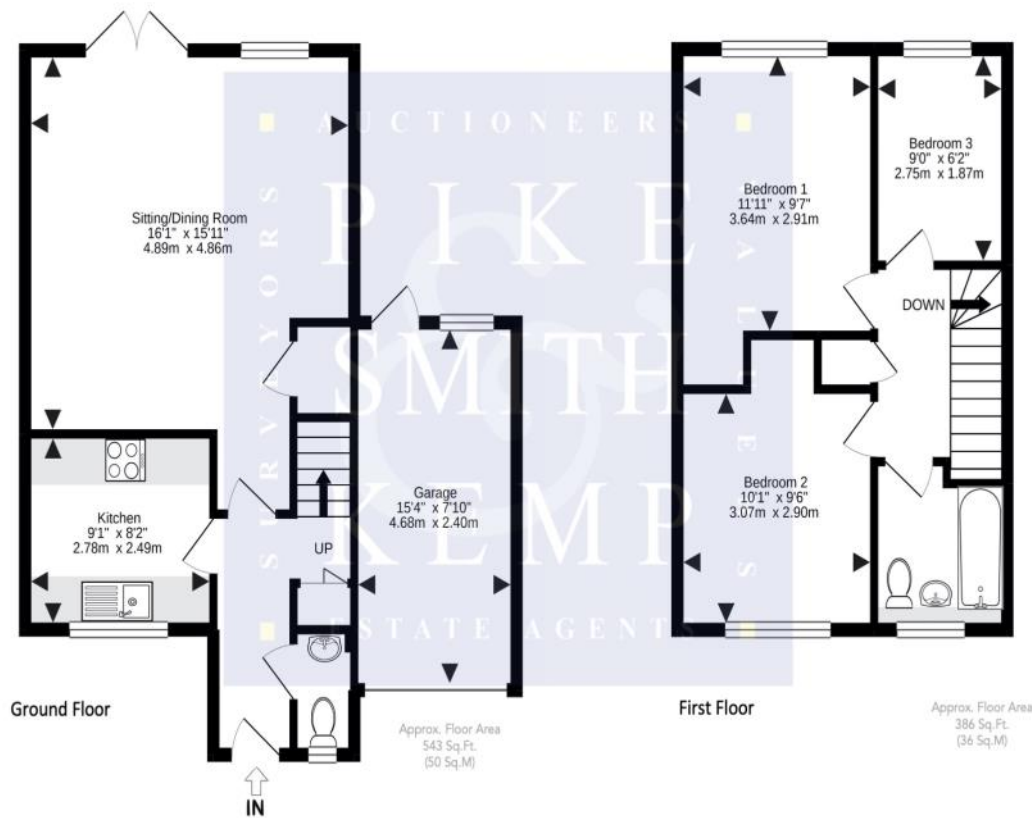
- Three bedrooms
- Family bathroom with shower enclosure
- Downstairs cloakroom
- Sitting room and dining room area
- Entrance hall
- Garden with direct access to garage
- Off road parking for 3 cars
- uPVC double glazing
- Gas central heating
- New boiler 4 years ago

GUIDE PRICE

£390,000

FREEHOLD





The approximate total area for the elements of the property represented on the floorplan is 86 SqM (929 Sq.Ft)

6 Montrose Way, Thame, Oxfordshire, OX9 3XH

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.

Location: 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 Chiltern Rail's Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham. There is a regular bus service to Oxford, Aylesbury and High Wycombe (Arriva route 280) and to surrounding villages.

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