

11 PARK STREET

THAME, OXFORDSHIRE, OX9 3HP



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This is a very well presented and deceptively spacious, three bedroom town house in the heart of Thame town centre and within walking distance of the High Street. The property has been well maintained and updated and comes with allocated parking.

The property has a lovely open plan living downstairs space, with separate cloakroom and the kitchen has a wide range of cream base and wall units with a self cleaning oven and new hob with white tiling. The floor is also tiled. It also has downlights and integrated appliances. It also benefits from a new Valliant boiler. The sitting room/diner is beautifully appointed and has French doors opening onto the garden. On the first floor, are two bedrooms (one double, one single) and a modern bathroom with overhead shower.

The top floor of the property has the main double bedroom with a shower room en-suite.

The garden is has been thoughtfully planned by the current owner, with an oak raised bed in which to grow vegetables. There is also a water feature and access to the private car park, where you will find allocated parking. This property really is a fantastic home offering versatility to the use of the upstairs space—bedroom 3 is currently used as a study, but would also make the perfect nursery. The property also has fibre broadband, so ideal for those who work from home on occasion.

‘THREE BEDROOM TOWNHOUSE IN THE HEART OF THAME’



IN BRIEF

- Town centre location with allocated parking
- Three bedrooms
- Updated and recently re-decorated
- Lovely garden that has been thoughtfully planned by the current owner



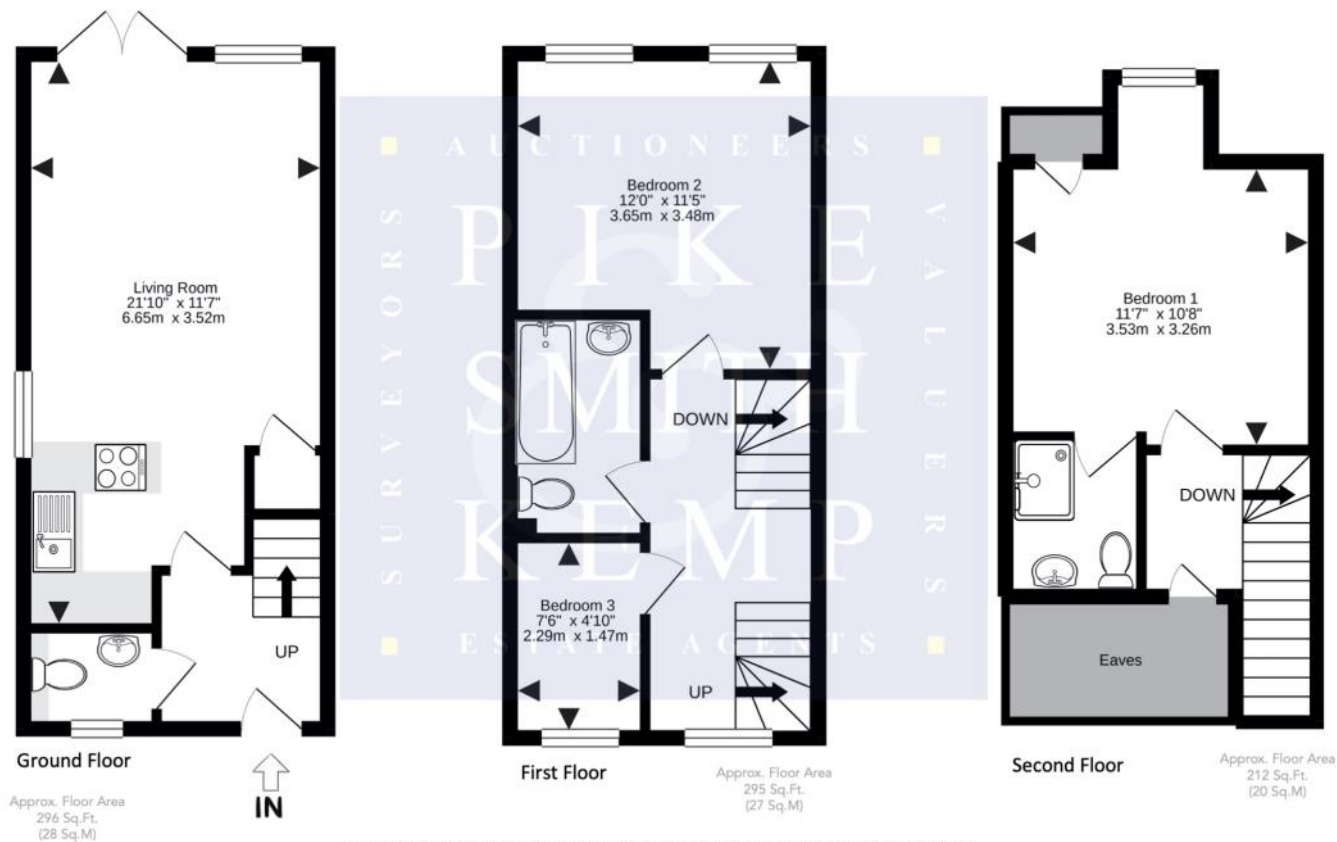
OVERVIEW

- Three bedrooms (two double, one single)
- Well proportioned sitting room /diner overlooking the garden
- Downstairs cloakroom
- Family bathroom with shower above
- Main bedroom with en-suite shower room
- Easy to maintain garden with raised oak bed
- Thame town centre location with allocated parking

OFFERS IN REGION OF £385,000 FREEHOLD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The approximate total area for the elements of the property represented on the floorplan is 75 SqM (804 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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