



Chalgrove Road  
THAME

Colombs



# 35 Chalgrove Road Thame Oxon OX9 3TF

A successfully remodelled three bedroom mid terrace home situated in a quiet walkway position and close to Thame town centre

Reception hallway| Inner hallway| Sitting room| Kitchen / dining room| Master bedroom| Further double bedroom and a single bedroom| Family bathroom| Enclosed rear garden| Garage| Front garden| Parking space

Price £330,000

## Description

The property has been recently remodelled and redecorated throughout by the current owners with the accommodation providing a reception hallway with inner hall and separate sitting room facing to the front. The owners have created a lovely open plan kitchen / dining area with an ample range of wall and base units with built in Whirlpool oven and gas hob as well as having space for a dining table and seating. There are two sets of doors leading to the enclosed rear garden.

On the first floor the master bedroom faces to the front whilst bedroom two has a useful range of built in wardrobes. There is also a single bedroom and a family bathroom.

Externally the property is set on a walkway position with a front garden and path leading to





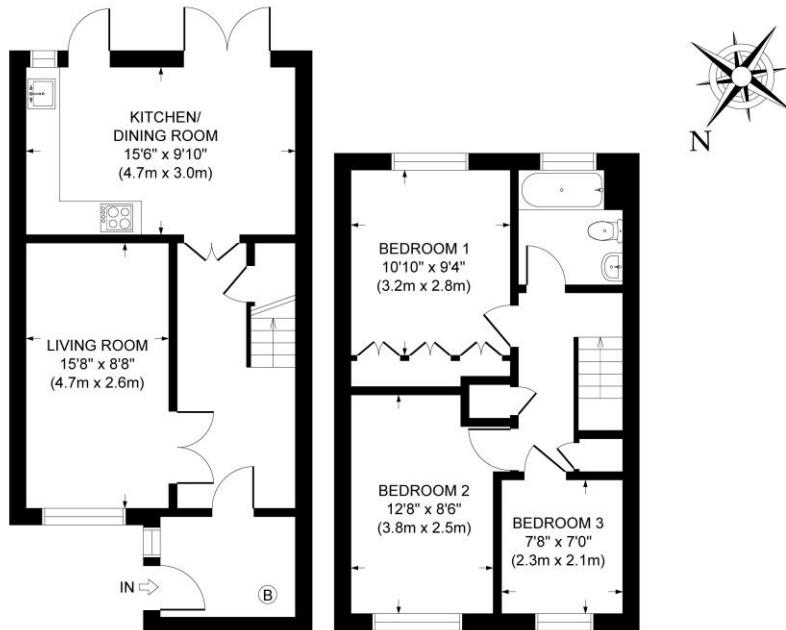
the front door. To the rear the garden is fully enclosed and easy to maintain with a seating and BBQ area to the rear and gated access leading to the parking space and single garage.

## Situation

Thame is a lovely historical old traditional market town located close to the Chiltern Hills and the historic city of Oxford. Thame has a bustling High Street with a good range of independent shops including the renowned Newitts butchers and What's Cooking as well as many lovely restaurants, public houses and coffee shops. Thame has a good range of supermarkets including Waitrose, Sainsbury's and the Co-Op and also has a thriving well supported market each Tuesday with a farmer's market once a month. The traditional cattle market takes place within Thame every week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

Thame is nicely positioned for the commuter with links to London. The Train station at Haddenham some 5 minutes' drive from Thame provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame providing access to the national motorway networks. Oxford City Centre is approximately 20 minutes away where there are excellent shopping facilities.

Education in the area is excellent and the schools within Thame have a superb reputation. There are 3 primary schools with Barley Hill primary school being situated opposite the house. Lord Williams School is highly regarded and has obtained an excellent Ofsted report in recent years.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 463 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 881 SQ FT / 82 SQ M  
35 CHALGROVE ROAD, THAME, OXON OX9 3TF

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 418 SQ FT

## Directions

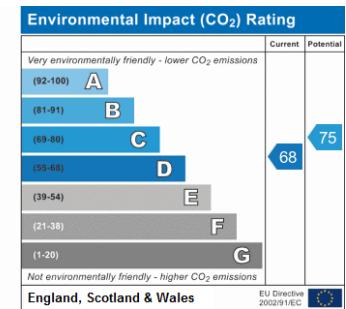
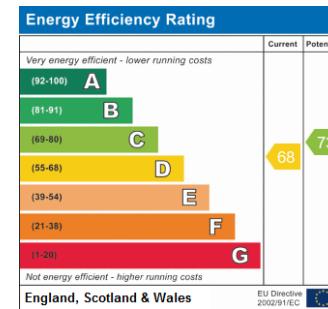
From our office in Thame turn left and at the roundabout take the first exit into East Street and at the next roundabout go straight over heading toward the Princes Risborough roundabout. Take the first exit onto the ring road by the rugby club and then take the 2<sup>nd</sup> turning on the left into Cromwell Avenue. Follow the road round going past the 'moat' on the lefthand side and take the next turning on the left into Parliament Road and at the by the car parking area 35 Chalgrove Road can be found in a walkway position in front of you. Clearly indicated by our For Sale board.

## Viewings

All viewings are strictly by appointment through Colombs Estate Agents.

## Mortgage Advice

Contact Colombs who can introduce you to our Professional Financial Advisors



These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale, whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

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