

6 Grenville Way

Thame | Oxon | OX9 3YP



Price £425,000

ACCOMMODATION

- Three bedroom detached family home
- Entrance hallway and cloakroom
- Staggered dining / sitting room
- Sitting room with patio doors to garden
- Kitchen with door to rear garden
- Three well appointed double bedrooms
- Family bathroom
- Fully enclosed southerly facing garden
- Integral garage and driveway parking
- Offered For Sale with NO ONWARD CHAIN



A three bedroom detached home situated within walking distance of Thame High Street and local amenities and a short walk to Barley Hill Primary School and Lord Williams's Secondary School. The property has potential to refurbish and remodel and can be extended into the integrated garage subject to necessary consents. Within the entrance hallway there is a downstairs cloakroom. The dining area sitting room is open plan with stairs rising to the first floor and patio doors opening to the sunny rear garden.



The kitchen has a range of units and door and window to the rear garden. On the first floor there are three well appointed bedrooms and a family bathroom. Externally the rear garden is fully enclosed and is mainly laid to lawn with a patio area immediately to the rear and flower borders. There is useful side access to either side of the property leading to the driveway which has parking for 2/3 cars. The garage is integral to the property and can be converted if necessary.

KEY FEATURES

- An ideal opportunity to remodel and refurbish this detached property
- Potential to extend into the garage to create a further reception room
- Within walking distance of Lord Williams's and Barley Hill Schools
- Short walk to Thame High Street and local amenities.
- Regular bus service to both Aylesbury and the City of Oxford
- Thame & Haddenham Parkway Station located in Haddenham
- M40 easily accessible from either Milton Common or Lewknor
- Please call Colombs on 01844 214421 to arrange a suitable time to view



THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

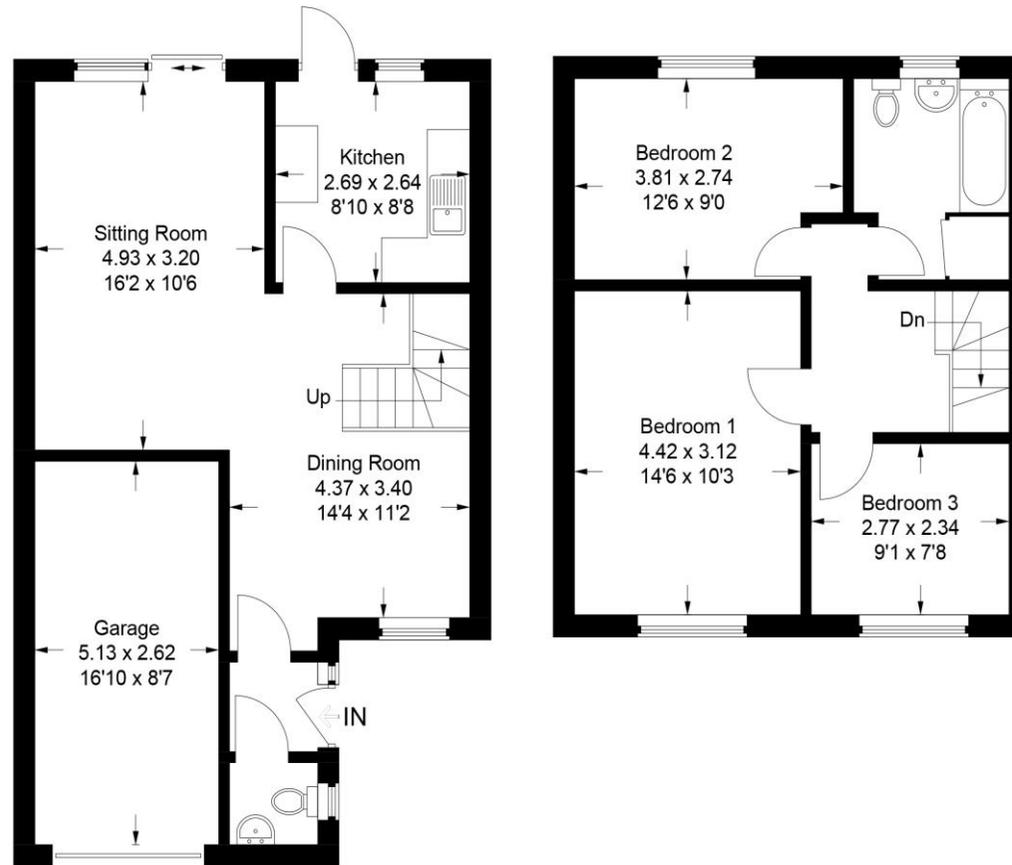
Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Local Authority – South Oxfordshire District Council

Council Tax - D

EPC - D

Approximate Gross Internal Area
Ground Floor = 57.1 sq m / 615 sq ft
First Floor = 44.3 sq m / 477 sq ft
Total = 101.4 sq m / 1,072 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.