

# Tiddington

40 Brookside Close | Tiddington | Oxon | OX9 2LS



Price £350,000

## ACCOMMODATION

A three bedroom end of terraced house.  
Situated at the end of a quiet cul de sac  
Reception hallway with useful cloakroom  
Open plan sitting / kitchen / dining room  
Two double bedrooms and a single room  
Family bathroom on the first floor  
Enclosed rear garden with patio area  
Garage in a nearby block to the side



A three bedroom end of terraced home situated in Tiddington with garage in nearby block to the side. The property has a reception hallway with downstairs cloakroom and modern open plan sitting/dining/kitchen with range of base & wall units, built in wall mounted oven, central island with gas hob and door opening into the



garden. On the first floor there are two double bedrooms and a single bedroom with family bathroom. Externally the garden is fully enclosed with gated access to the rear of the house. There is a patio area immediately to the rear with the remainder laid to lawn. The property is situated at the end of a quiet cul de sac location with front garden and path leading to the front door.

## KEY FEATURES

- A three bedroom end of terraced home situated within Tiddington
- Easy access to the M40 for both London and Birmingham
- Regular bus route to Oxford and Aylesbury via Thame and John Radcliffe
- Lively village community with an abundance of social activities
- Excellent range of education including Wheatley Park & Lord Williams's
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs Estate Agents to arrange a suitable time to view.



## TIDDINGTON

Tiddington is a small village situated approximately 4 miles away from Thame and 9 miles from the City of Oxford. It has excellent links to the M40 as well as having a regular bus service to Aylesbury & Oxford. Within the village there is a lively community with a thriving village hall and a popular cricket club and W.I. The Fox & Goat public house offers excellent food and there are 2 golf clubs close by. Thame is a short drive away and has a range of independent stores as well as a Waitrose and Sainsburys. There is also a vast selection of coffee shops and pub/restaurants. Wheatley Park School and Lord Williams's are both highly rated.

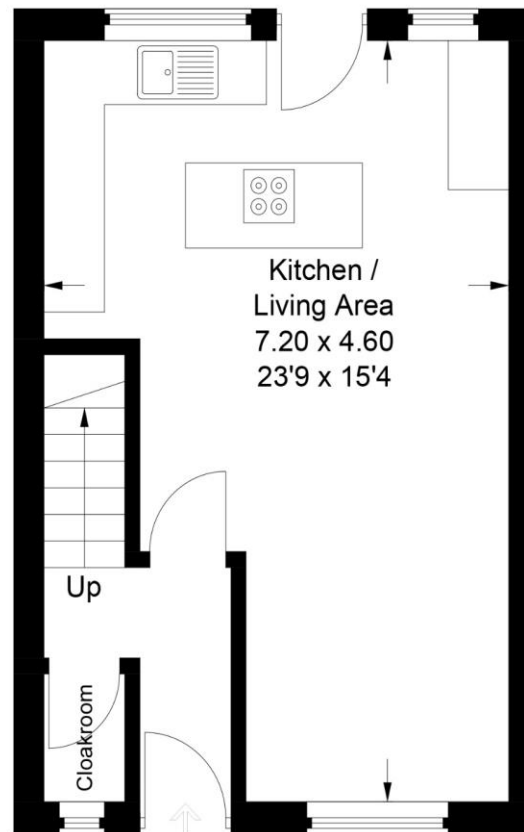
Local Authority Sout Oxfordshire District Council

Council Tax - D

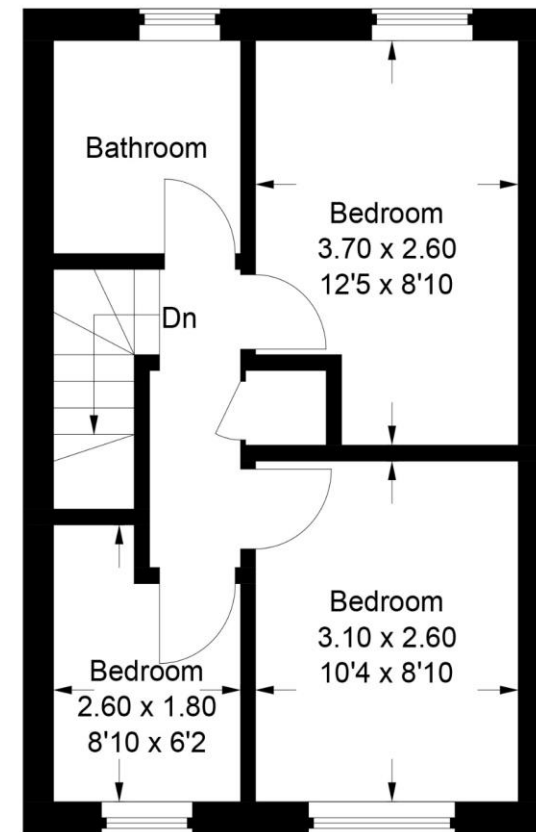
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## 40 Brookside Close

Approximate Gross Internal Area  
Ground Floor = 34 sq m / 366 sq ft  
First Floor = 34 sq m / 366 sq ft  
Total = 68 sq m / 732 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.