

Thame

33 Youens Drive | Thame | Oxon | OX9 3ZQ



Price £524,000

ACCOMMODATION

Reception hallway with cloakroom
Sitting room with window to front aspect
Family room/office with doors to garden
Extended open plan kitchen/dining room
Extensive range of units & breakfast bar
Main bedroom & en suite shower room
Two well appointed double bedrooms
Family bathroom with Aqualisa shower
Enclosed rear garden with patio area
Part garage storage with plumbing



This well presented three double bedroom home has been extended by the current owners to create a spacious open plan kitchen / dining room with an extensive range of units and breakfast bar including a wall mounted double oven and 5 point gas hob. The property is ideally located overlooking a green which is accessed directly from the front door. The property has a reception hallway with downstairs cloakroom and a



door to the sitting room which has a front aspect and double doors which open into the office/family room with patio doors to the garden and door to the kitchen area. On the first floor there is a well appointed main bedroom which benefits from an ensuite shower room. There are two further good sized double bedrooms as well as a modern and contemporary bathroom. Externally the rear garden is fully enclosed and is westerly facing with a patio area. To the front there is parking for two cars which faces on to the green. There is part garage storage which has plumbing for the washing machine.

KEY FEATURES

- An extended three double bedroom semi detached home in quiet position
- Ideally positioned overlooking open green approached direct from door
- Extended in 2018 to create a spacious open plan kitchen / dining room
- Walking distance to the town centre via the popular Phoenix Trail
- Within John Hampden Primary School catchment area
- An early viewing is highly recommended to appreciate this lovely property
- Please contact Colombs on 01844 214421 to arrange a 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 with Haddenham station being a five minute 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 - C

33 Youens Drive

Approximate Gross Internal Area
Ground Floor = 67.5 sq m / 726 sq ft
First Floor = 56.7 sq m / 610 sq ft
Total = 124.2 sq m / 1,336 sq ft



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.