

# 76 Queens Road

Thame | Oxon | OX9 3NQ



Guide Price £685,000

## ACCOMMODATION

A 3 bedroom detached family home  
Offering a huge amount of potential  
Inner hall to reception hallway  
Spacious sitting room facing to front  
Dining room with both snug and office  
Kitchen with range of base and wall units  
Two well appointed double bedrooms  
Third bedroom and family bathroom  
Private gardens to both front and rear  
Garage and ample driveway parking



A detached home built in the 1950's and in the same ownership since 1968. This property offers the purchaser the ideal opportunity to create a spacious home which is within easy walking distance of Lord Williams's Lower School and local amenities. The property has flexible living space on the ground floor with a sitting room and separate dining room as well as a snug and office. The kitchen has a range of base and wall units and door leading to a semi enclosed area with outside toilet and door to good sized single garage.



On the first floor the main bedroom is both spacious and has a dual aspect making it a lovely light room, there is a well appointed 2<sup>nd</sup> bedroom with fitted wardrobes and a good sized single bedroom and a family bathroom / shower room and access to the loft space which is partially boarded. Externally the property benefits from being enclosed to the front with laurel hedging and ample driveway parking for several cars and access to the single garage which has a door to the garden. The rear garden is fully enclosed with door to the driveway and spacious patio area with the remainder being laid to lawn with a selection of mature shrubs and trees. There is an area to the side of the property with possible potential to extend if required.

## KEY FEATURES

- An ideal opportunity to purchase a detached property in Queens Road
- Built in 1950's and last on the market in 1968. With potential to extend
- Requiring modernization and remodeling throughout subject to consents
- Tucked away with private gardens to both the front and the rear
- Good sized single garage with ample driveway parking
- Within walking distance of Lord Williams's Lower School and shops
- Offered For Sale with NO ONWARD CHAIN and 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.

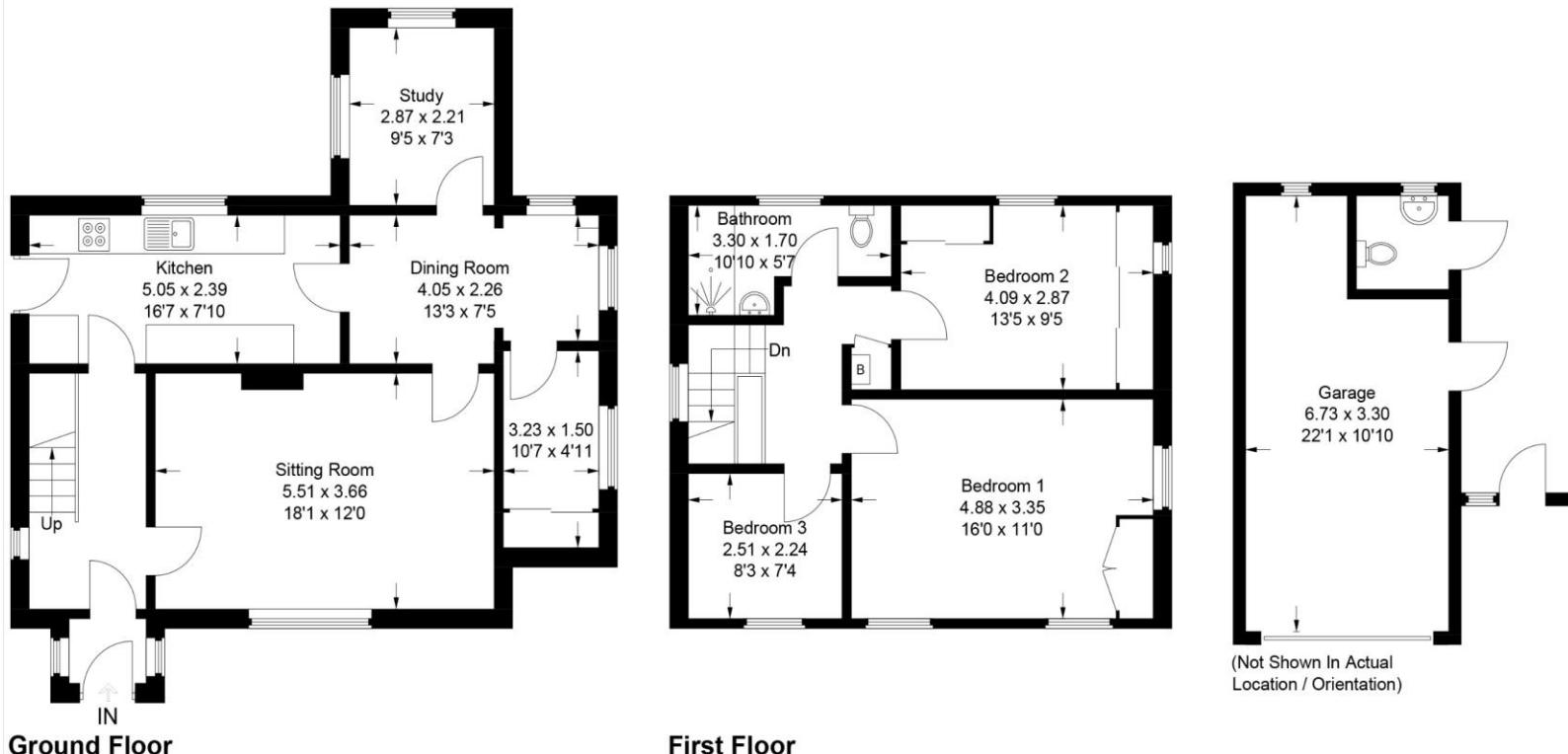
Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - C

Approximate Gross Internal Area  
Ground Floor = 63.3 sq m / 681 sq ft  
First Floor = 48.3 sq m / 520 sq ft  
Garage = 22.3 sq m / 240 sq ft  
Total = 133.9 sq m / 1441 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.



# Colombs

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