



Edsell Crescent

Thame

White Lion

Residential

Edsell Crescent

Thame OX9 3BP



- Three Generous Bedrooms
- Downstairs Cloakroom
- Council Tax Band D / Freehold
- Popular Modern Development
- Ensuite & Family Bathroom
- Balance of NHBC Warranty
- Off Road Parking & Integral Garage
- Private Enclosed Rear Garden

About the property

A three-bedroom end of terraced home, constructed in 2019 and located on the outskirts of the ever popular market town of Thame. The home comprises of an entrance hall, kitchen with integrated appliances, downstairs WC and sitting/dining room to the rear. Upstairs are three generous bedrooms, the master bedroom has fitted wardrobes and an ensuite shower. There is also the three-piece family bathroom. French doors lead from the dining area to the private rear garden which boasts a patio area, lawn and garden shed. To the front of the property is driveway parking and access to the large integral garage. The home is sold with the balance of a 10 NHBC new home warranty.



About the area

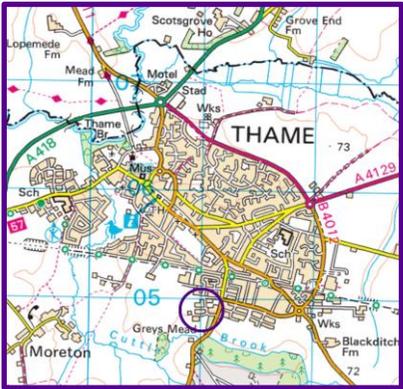
Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual chains. There are weekly markets and other amenities include: the sports centre, Lord Williams Secondary School and a variety of restaurants and pubs. Haddenham Parkway Station is less than three miles from the town centre and the M40 is under 10 minutes' drive.



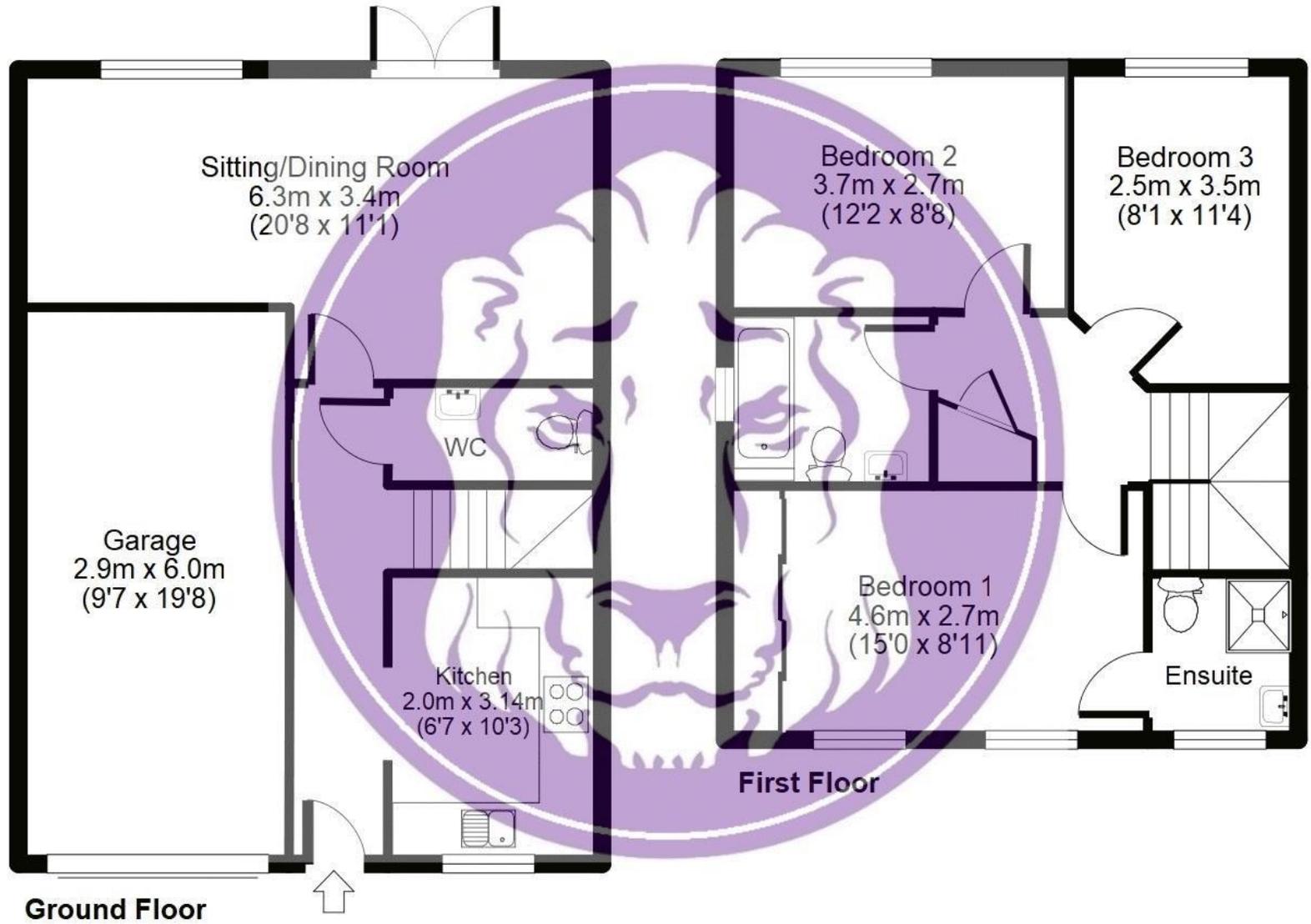
"Modern Home with Three Generous Bedrooms"



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Esdell Crescent, Thame, Oxfordshire, OX9 3BP
 APPROX GROSS INTERNAL FLOOR AREA: 99 sq. m / 1068 sq. ft

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