



Astley Road

Thame

White Lion

Residential

# Astley Road

Thame OX9 3WQ



- Detached Family Home
- Off Road Parking
- Downstairs Cloakroom
- Family Bathroom & Ensuite
- Four Bedrooms
- 32ft Long Garage
- Freehold / Council Tax Band E
- Sitting Room with Gas Fireplace

## About the property

A four-bedroom detached family home set on a no-through road in the popular market town of Thame. The home comprises of an entrance hall, kitchen, separate dining room, downstairs cloakroom and sitting room with gas fireplace. Upstairs are four bedrooms, the family bathroom and an ensuite shower room to master bedroom. The home is well presented throughout and also offers off road parking, an extra length 32ft garage and private rear garden with patio and decked areas.



### About the area

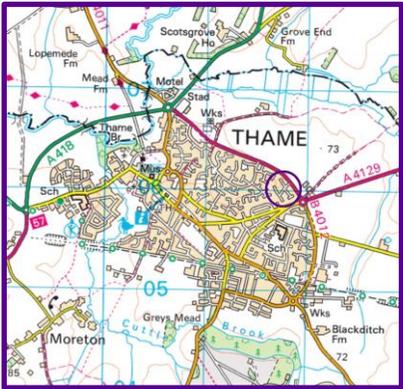
Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual 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.



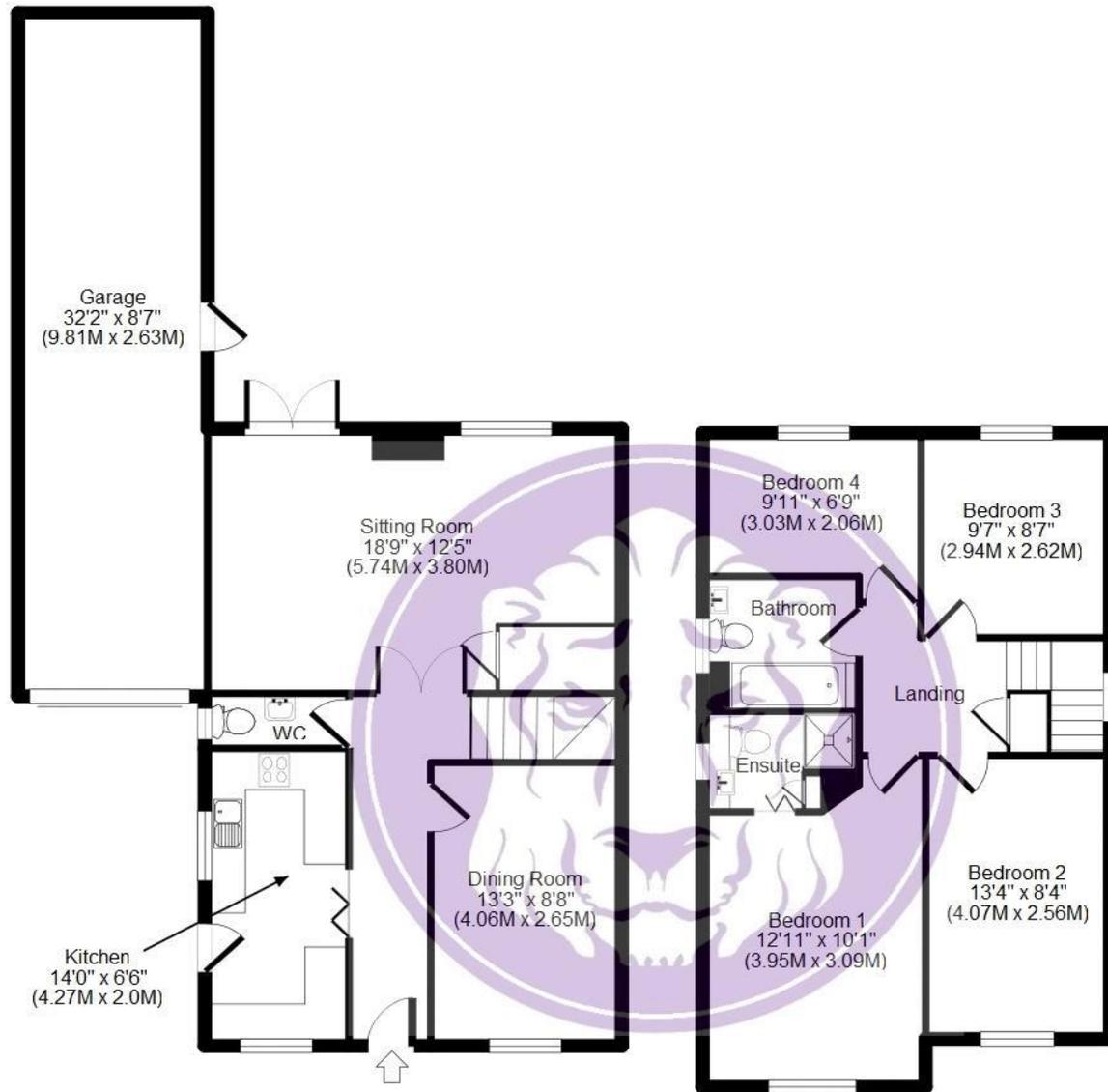
## "A Four Bedroom Detached Home On A No-Through Road"



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



**Astley Road, Thame, Oxfordshire, OX9 3WQ**  
**APPROX GROSS INTERNAL FLOOR PLAN 128 sq. m / 1378 sq. ft**

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