



Vane Road

| Thame | Oxfordshire | OX9 3WF



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Williams Properties are delighted to present this homely four bedroom semi-detached property in the sought after market town of Thame, Oxfordshire. The property is well presented throughout and offers a kitchen, living room, conservatory, four bedrooms, a family bathroom and top floor cloakroom. Outside benefits from a front and a rear garden, a converted garage with an office and storage space with driveway parking ahead. Viewing comes highly recommended on this lovely family home.

£450,000

Thame

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011). The Haddenham & Thame parkway train station is located only a three miles from the property.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway, comprised of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, door to a storage cupboard, living room, stairs to the first floor landing and a doorway to the kitchen.





- Sought After Area Of Thame
- Garage Space & Driveway
- Multiple Reception Rooms
- Four Bedroom Semi-Detached
- Enclosed Rear Garden
- Garage Conversion Office

Kitchen

This kitchen is comprised of wood effect flooring, a window to the front aspect, studio spotlights to the ceiling, tiles to splash sensitive areas, a one and a half inset sink with a mixer tap and draining board, inset oven, gas stove and extractor as well as space for a washing machine, fridge/freezer and other white goods.

Living Room

This cosy living space features carpeted flooring, a door to a storage cupboard, pendant lights to the ceiling, French double doors to the conservatory and ample space for a range of living room furniture.

Conservatory

This conservatory space is composed of carpeted flooring, windows to the side and rear aspects, wall mounted lights, French double doors to the enclosed rear garden patio space. Space for a range of desired furniture.

Landing

The first floor landing is comprised of carpeted flooring, a window to the side aspect, pendant light to the ceiling, a further set of carpeted stairs to the second floor landing and doors leading to three bedrooms and the family bathroom.

Bedroom / Study

This bedroom, currently being utilized as a study is comprised of carpeted flooring, a pendant light to the ceiling, window to the rear aspect and a wall mounted radiator. There is space for a desk or a single bed, as well as other desired furniture.



Thame is a beautiful market town within Oxfordshire, about 9 miles east of the city of Oxford and 7 miles south west of the Buckinghamshire town of Aylesbury. The closest rail service is Haddenham and Thame Parkway station, located approximately 2.6 miles north east with the fastest London Marylebone trains taking 36 minutes.



Bedroom

This bedroom is comprised of carpeted flooring, a window to the rear aspect, wall mounted radiator, a pendant light to the ceiling, integrated wall-to-wall wardrobes and space for a double bed and other bedroom furniture.

Bedroom

This bedroom is located to the front of the property and features an oriel window to the front aspect, a wall mounted radiator, carpeted flooring, pendant light to the ceiling and space for a double bed and other bedroom furniture.

Bathroom

This bathroom is comprised of wood effect flooring, studio spotlights to the ceiling, a heated towel rail, frosted window to the front aspect, tiles to splash sensitive areas, a panelled bathtub with a screen, mixer tap and overhead shower, a hand wash basin with a mixer tap and a low level w/c.

Landing

The second floor landing is comprised of a window to the side aspect, a pendant light, carpeted flooring and doors to the master bedroom and w/c

Cloakroom

This top floor cloakroom features a frosted window to the rear aspect, wood effect flooring, a fitted light to the ceiling, door to a storage cupboard, low level w/c and a hand wash basin with hot and cold taps.

Master Bedroom

This spacious master bedroom features windows to the rear aspect, a wall mounted radiator, carpeted flooring, a pendant light to the ceiling, eaves loft storage and space for a king sized bed and other bedroom furniture.

Garden

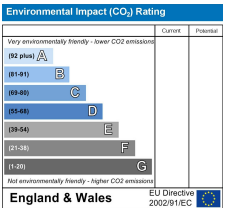
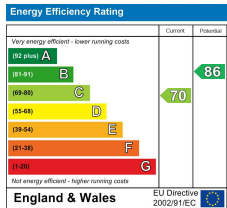
The enclosed rear garden is comprised of a patio area with space for garden furniture and doors leading to the rear of the property, garage side door and a gate to the front driveway. Grass lawn laid to the remainder and attractive shrubbery lay to the borders.

Garage & Driveway

This single garage has been split into two sections, comprising of a study space with a window to the side aspect and spotlights to the ceiling, and a storage side with an up and over door and space for storage or other desired uses. There is an off street driveway to the front of the garage with space for one vehicle.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



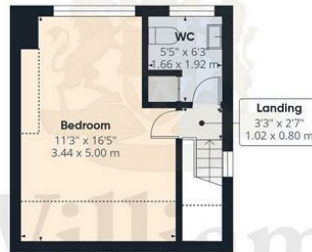




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m

1076 ft²

99.9 m²

Reduced headroom

40 ft²

3.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

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Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties

Web: www.williams.properties

Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.