



47 Wellington Street

| Thame | Oxfordshire | OX9 3BW





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Williams Properties are delighted to welcome to the market this spacious extended three bedroom bungalow in the centre of the market town of Thame, Oxfordshire. The property was renovated and extended in 2019 and is in immaculate order throughout and consists of an open plan living area, dining and kitchen with integrated appliances, separate w/c, utility room, three double bedrooms a family bathroom and separate shower room. Outside there is a fantastic maturely landscaped good size rear garden with a garden bar , garage and driveway parking for multiple vehicles to the front. Viewing comes highly recommended on this stunning property.

Offers in excess of £600,000

## 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.

## Local Authority

Oxfordshire County Council

## Council Tax

Band C

## Services

All main services available

## Entrance Porch

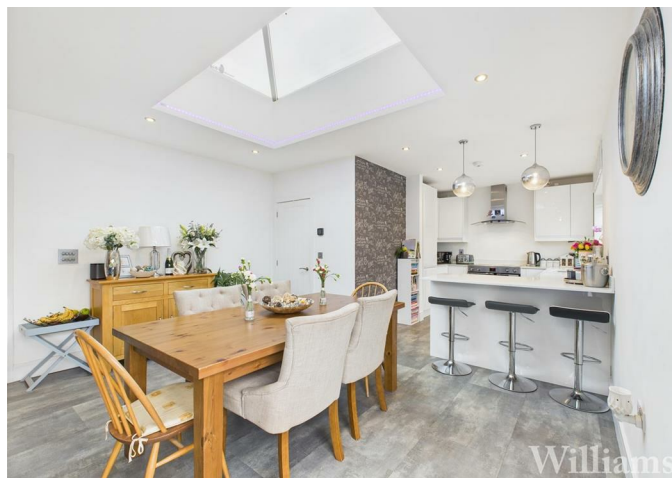
Enter through the front door into this entrance porch is comprised of a fitted light and a door to the entrance hall.

## Entrance Hall

A spacious hallway with spot lighting to the ceiling and herringbone flooring laid to the floor with doors to all three bedrooms and family bathroom. There is a further set of double doors into the kitchen/dining/living area. Loft hatch to the ceiling.



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- Three Double Bedrooms
- Centre Of Thame
- Driveway Parking For Multiple Cars
- Open Plan Living Area
- Extended Semi- Detached Bungalow
- Immaculate Order Throughout
- Two Bathrooms
- Good Size Garden With Garden Bar

#### Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, wall mounted radiator and spotlights to ceiling. Space for double bed and other bedroom furniture.

#### Bedroom

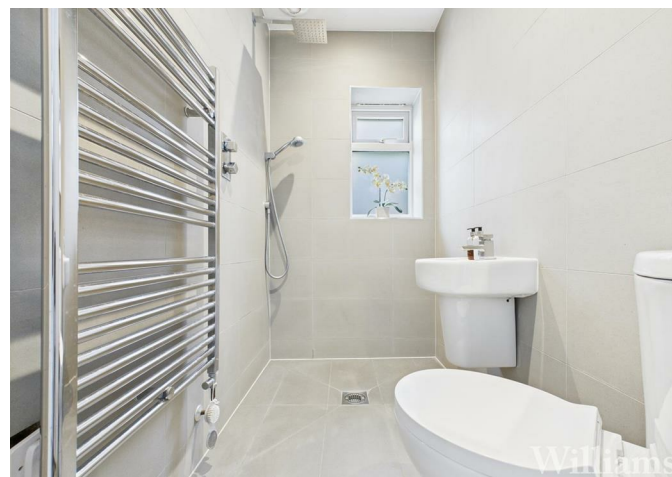
Bedroom consists of a bay window to the front aspect, full wall width built in wardrobes, carpet laid to floor, wall mounted radiator and a light pendant to the ceiling. Space for king size bed and other bedroom furniture.

#### Family Bathroom

This beautifully finished family bathroom comprises a low level wc, a wall hung hand wash basin vanity unit with storage, step upto a stunning free standing bath with mixer tap, enclosed walk in shower unit tiling to splash sensitive areas and half height wall paneling to the remainder of the walls, tiled flooring with under floor heating, instant heated wall mirror, surround sound speakers and spot lighting to the ceiling.

#### Bedroom

Bedroom consists of a window to the side aspect, built in wardrobes, carpet laid to floor, wall mounted radiator and light pendant to the ceiling. Space for double bed and other bedroom 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.



**Kitchen/Dining/Living Area**  
This show stopping open plan kitchen/dining/living area consists of a range of wall and base mounted units with granite worktops with a fitted breakfast bar with space for bar stools in the kitchen area and also features tiled flooring, under floor heating, a mixture of spot lighting & down lighting to the ceiling, an inset sink bowl unit with mixer tap and window overlooking the garden, inset gas hob and overhead extractor fan, integrated range style oven, fridge/freezer and dishwasher. The Dining/living area consists of vaulted sky light window to ceiling, tiled flooring, recess spotlights to the ceiling, under floor heating, and ambient lighting to the ceiling around the vaulted sky light and bi folding doors leading out to the rear garden. Space for a large sofa suite & dining set and a range of other furniture of choice.

**Utility Room**  
The utility consists of wall and base mounted units, space for washer/dryer and recess spotlights to ceiling. Doors leading to the shower room and out to the side access leading to the garage.

**Shower Room**  
This modern shower room is a wet-room style suite and features fully tiled walls and flooring and an overhead shower, a low level w/c, hand wash basin with a mixer tap and a heated towel rail. Window to the side aspect.

**Rear Garden**  
A generous sized rear garden has been substantially landscaped over the years to provide an enjoyable space with defined areas making it an interesting place to explore. Adjacent to the house is a decked area providing ample space for garden furniture of choice. A garden bar can be located to the rear of the garden featuring power and lighting and provides space for a range of seating making this a perfect area to entertain with family and friends . The garden has two areas of lawn separate by well stocked borders, archways and openings to a second garden area where a smaller patio area for a small seating set can be found along with established bushes and trees and pathways perfect for exploring.

**Garage & Driveway**  
The garage features power, lighting, courtesy door to the side access and over garage door to the front. Driving parking to the front for multiple cars.

**Buyers 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(02-10) A		
(81-91) B			(11-41) B		
(69-80) C			(49-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1144 ft<sup>2</sup>  
106.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.