



16 Hazel Avenue
Thame, Oxfordshire, OX9 2AW

Lightfoots
SOLICITORS

16 Hazel Avenue

Thame, Oxfordshire, OX9 2AW

Immaculately refurbished to a very high specification, with huge attention to detail, we are delighted to launch this stunning 4 bedroom family home, situated in a tranquil location overlooking the Cuttlebrook Nature Reserve. The property has a spacious entrance hall with a charming parquet floor. This leads to a formal sitting room with an open fire. Following on from the sitting room is a contemporary kitchen/dining area with bifolding doors overlooking the garden and nature reserve. This room is the hub of the house, with attractive pendant lights and state of the art fixtures and fittings. There is also an additional reception room/family room also overlooking the garden.

The first floor has 4 bedrooms. The generous master benefiting from a dressing room and ensuite and an excellent vantage point of the beautiful views. There are 2 additional bathrooms and three additional bedrooms. Externally is a good sized garden with a separate decked area. To the front is a smart gravel drive with plenty of off road parking and a garage. There is planning permission to adapt the garage should a new owner so wish.





Accommodation Comprises:

Generous sitting room with a parquet floor, large kitchen/dining area/, with bifold doors onto the garden. family room, utility area, ground floor w/c. Master bedroom with dressing room and ensuite, 3 further bedrooms and 2 further bathrooms. Attractive rear gardens with decking and lawn. Views over Cuttlebrook Nature Reserve.

Garage and off road parking.

Thame:

Thame is a wonderful market town with a whole host of useful amenities. These include Primary and secondary schools, Dr's, Dentists, cafes, Public Houses and restaurants, plus the usual array of High Street stores. There is plenty going on in the town including a thriving Arts and Literature Festival and the popular Thame Food Fair. Hazel Avenue is situated overlooking the pituresque Cuttelbrook Nature Reserve.



16 Hazel Avenue

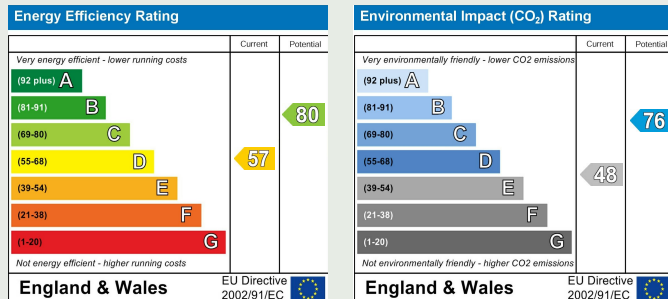
Thame, Oxfordshire, OX9 2AW

Leaving Lightfoots office turn left and proceed over the roundabout into Lower High Street. Bear left onto the Oxford Road and continue for approximately half a mile. Take the left hand turning on the left hand side into Beech Road then take the first turning on the right hand side into Chestnut Avenue. Take the next turning on the left hand side into Hazel Avenue where number 16 can be found on the right hand side at the bottom of the road.

Viewing by appointment through Lightfoots Estate Agency



Total Area: 1808 ft² ... 168.0 m² (excluding garage)
 Floor plan produced for Lightfoots LLP by MK Property Photography.
 All floor plans are drawn using various skill and care however MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.
 Floor plans are for layout purposes only and are not intended to be scale drawings.
 All measurements are approximate and should not be relied upon for valuation purposes.



01844 216 666

2 High St Thame OX9 2BX | www.lightfoots.co.uk | sales@lightfoots.co.uk

Lightfoots
SOLICITORS