



bonners & babingtons

Kings Close  
Thame



# Kings Close Thame OX9 3DA

Guide Price: £350,000

A modern 2 bedroom, end of terrace property, built only one year ago - with off road parking and remaining NHBC warranty. Situated a short walk to Thame's bustling high street and local amenities, with excellent transport links nearby.

The property comprises: entrance hallway where all rooms lead from. To the front of the property is the bright and airy main reception room with ample space for comfortable seating. The light and spacious kitchen/dining room has been designed for family living and consists of; waist and eye level units, integrated slim-line dishwasher, washing machine and fridge freezer, there is also an electric oven and induction hob. And boasts a large velux style window, additional side window, French Doors to the rear garden, underfloor heating and space for dining table and chairs.

The stylish family bathroom has a bath with overhead rainfall shower, heated towel rail and under sink vanity unit. There is also a useful understairs cupboard for coats and shoes.

Upstairs are two bedrooms, with the master being a large double and benefitting from built in wardrobes and storage.

Outside: The rear enclosed garden has an area of patio for seating and dining, a handy storage shed, with the rest being laid to lawn. There is rear access to the single parking space and the road beyond. At the front of the house is space for additional storage.

Other notable features; Remaining warranties, double glazing throughout, combi boiler, part boarded loft, cabling for EV charge point.





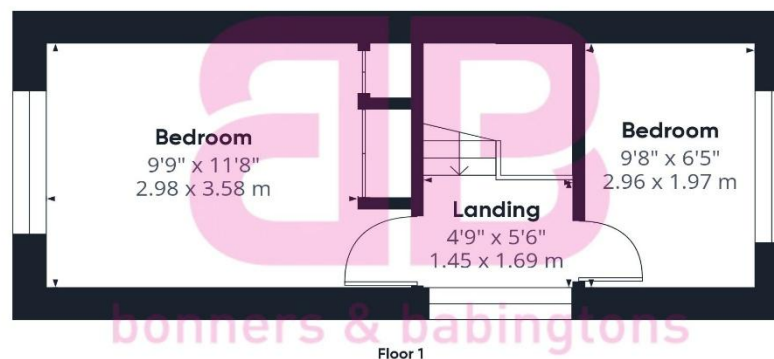
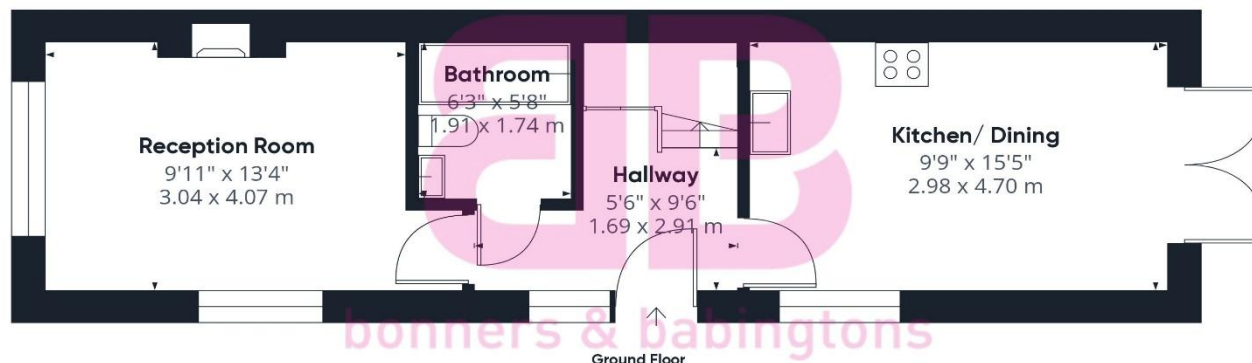


Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. There is a sports centre and local clubs catering for a wide variety of sporting interests. Local education facilities are provided for all ages and include the renowned Lord Williams's School where all church denominations are catered for.



The M40 (junctions 6 and 7) is within 41/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Current Potential       |
| Very energy efficient - lower running costs |                         |
| <b>A</b> (91-100)                           | 97                      |
| <b>B</b> (81-90)                            | 82                      |
| <b>C</b> (69-80)                            |                         |
| <b>D</b> (55-68)                            |                         |
| <b>E</b> (39-54)                            |                         |
| <b>F</b> (21-38)                            |                         |
| <b>G</b> (1-20)                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |



**Approximate total area<sup>(1)</sup>**  
625.27 ft<sup>2</sup>  
58.09 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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