

# Thame

4 Goffe Road | Thame | Oxon | OX9 3WN





Fixed Price £535,000

## ACCOMMODATION

A four bedroom detached family home  
Situating in a quiet cul de sac location  
Remodelled & refitted kitchen / utility  
Sitting room with doors to conservatory  
Separate dining room from kitchen  
Main bedroom with en suite shower  
Three further bedrooms and bathroom  
Fully enclosed rear garden with patio  
Part garage with useful storage space  
Driveway parking for 2 / 3 cars



A four bedroom detached family home situated in a quiet cul de sac location within Thame. The property has an reception hallway with downstairs cloakroom and stairs rising to the first floor. The kitchen has been remodelled and refitted by the current owners to create an open plan kitchen/utility room making it a spacious and light room with wall mounted Bosch double oven and induction hob as well as velux windows. There is a separate dining room with arch opening to a spacious sitting room which in turn has double doors





into the conservatory overlooking the rear garden. On the first floor the main bedroom has an en suite shower and a range of fitted wardrobes. There are a further three good sized bedrooms and a family bathroom with white suite and shower over the bath. Externally the rear garden is fully enclosed with gated access to front. The garden has a patio area immediately from the conservatory with the remainder of the garden being laid to lawn with mature trees and garden shed. To the front there is paved driveway parking for 2/3 cars and a single garage providing part storage to the front with electric door.

## KEY FEATURES

- Situated in a quiet cul de sac and within walking distance of High Street
- Remodelled and refitted kitchen and utility room with velux windows
- Walking distance to both Lower and Upper Lord Williams's School
- Excellent bus service to Aylesbury and Oxford via Haddenham Station
- The M40 is easily accessible either from Kingston Blount & Milton Common
- Walking distance to local amenities and Barley Hill Primary School
- Please call Colombs on 01844 214421 to arrange an appointment to view



## THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

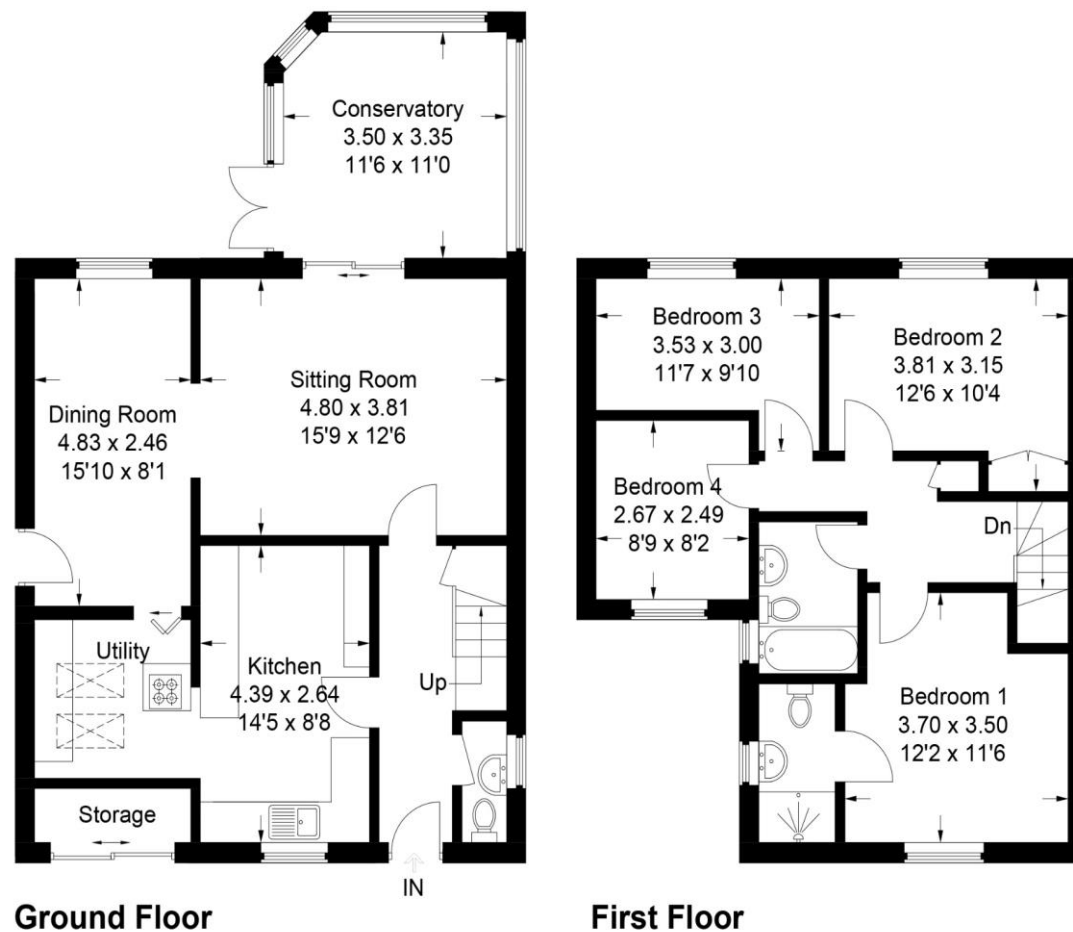
Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - C

Approximate Gross Internal Area  
Ground Floor = 75.1 sq m / 803 sq ft  
First Floor = 52.6 sq m / 566 sq ft  
Total = 127.7 sq m / 1,369 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.