

Thame

2 Victoria Mead | Thame | Oxon | OX9 3HY



Price £535,000

ACCOMMODATION

Storm porch opening to reception hall
Sitting room with bay window & fireplace
Spacious dining room opening to kitchen
Kitchen/breakfast room and utility room
Main bedroom with wardrobe space
Further double bedroom and a single
Fully tiled bathroom with white suite
Gardens to both front, side and rear
Attached garage with door to rear garden
Driveway parking for 2/ 3 cars



A spacious three bedroom semi-detached home with potential to extend and refurbish. The property is ideally situated within a popular cul de sac location and is a short walk from the High Street and local amenities as well as being within catchment area for John Hampden Primary School. The property has a storm porch with front door opening into the reception hall with staircase to first floor. The sitting room is both



light and airy with bay window to the front and open fireplace, this room opens through to a spacious dining room with French doors opening to the rear garden. The kitchen/breakfast room has a range of base and wall units with wall mounted oven and 5 point gas hob. There is a utility area with a door opening to the garden. On the first floor there are two double bedrooms and a single as well as family bathroom. Externally the rear garden is laid to lawn, to the side there is a courtyard with a door to the garage whilst to the front there is an enclosed front garden and driveway

KEY FEATURES

- Ideally situated within a cul de sac and a short walk to Thame High Street
- Spacious semi-detached house with scope to refurbish & extend
- A short drive to M40 access and mainline railway station in Haddenham
- Rarely available on the open market
- Within catchment area for John Hampden Primary School & Lord Williams
- This property is offered For Sale with **NO ONWARD CHAIN**
- Please call Colombs on 01844 214421 to arrange a suitable time 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 with Haddenham station being a five minute 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 Council

Council Tax - D

EPC - D

2 Victoria Mead

Approximate Gross Internal Area
Ground Floor = 45.3 sq m / 488 sq ft
First Floor = 40.9 sq m / 440 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 100.1 sq m / 1078 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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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

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.