

# Thame

3 Staggs Road | Thame | Oxon | OX9 3AG



Price £395,000

## ACCOMMODATION

A 2 bedroom semi detached house  
Immaculately presented throughout  
Reception hallway with cloakroom  
Sitting room with stairs to first floor  
Kitchen/dining room with door to garden  
Modern range of base and wall units  
Double bedroom & en suite shower room  
Further double bedroom and bathroom  
Raised patio area with steps to garden  
Single garage with driveway parking



No 3 Staggs Road is set in a small cul de sac development on the edge of Thame and is a short walk to Thame's bustling High Street and local amenities. The property was built in 2013 by Coudrace Homes to a high standard. One enters the house via a footpath to the front door with pebbled front garden and storm porch. The reception hallway has a cloakroom and then enters into the sitting room with front aspect and staircase to the first floor. There are double part glazed doors opening into the kitchen / dining room which has a good range of base and wall units with built in oven and gas hob, space for washing



machine and integrated fridge/ freezer and door opening to the rear garden. On the first floor the main bedroom has a range of built in wardrobes with sliding doors and en suite shower room. There is a second double bedroom with a front aspect and space for wardrobe or study area as well as airing cupboard with Megaflow tank. The family bathroom has a modern white suite and part tiled walls with wash basin, vanity unit and ladder radiator. Externally there is a spacious raised patio area immediately to the rear with steps leading down to the enclosed garden which is laid to lawn. There is a door opening into the single garage which has a pitched roof with ample storage space and driveway parking for one car to the front.

## KEY FEATURES

- Situated in a small modern development on the edge of Thame
- Walking distance to Thame High Street and local amenities
- Within catchment area of John Hampden Primary School
- Easy access to M40 & a short drive to Thame & Haddenham Train Station
- Immaculately presented throughout with enclosed rear garden & garage
- 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 - C

EPC - C

Approximate Gross Internal Area  
Ground Floor = 33.2 sq m / 357 sq ft  
First Floor = 30.8 sq m / 331 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 82.4 sq m / 886 sq ft

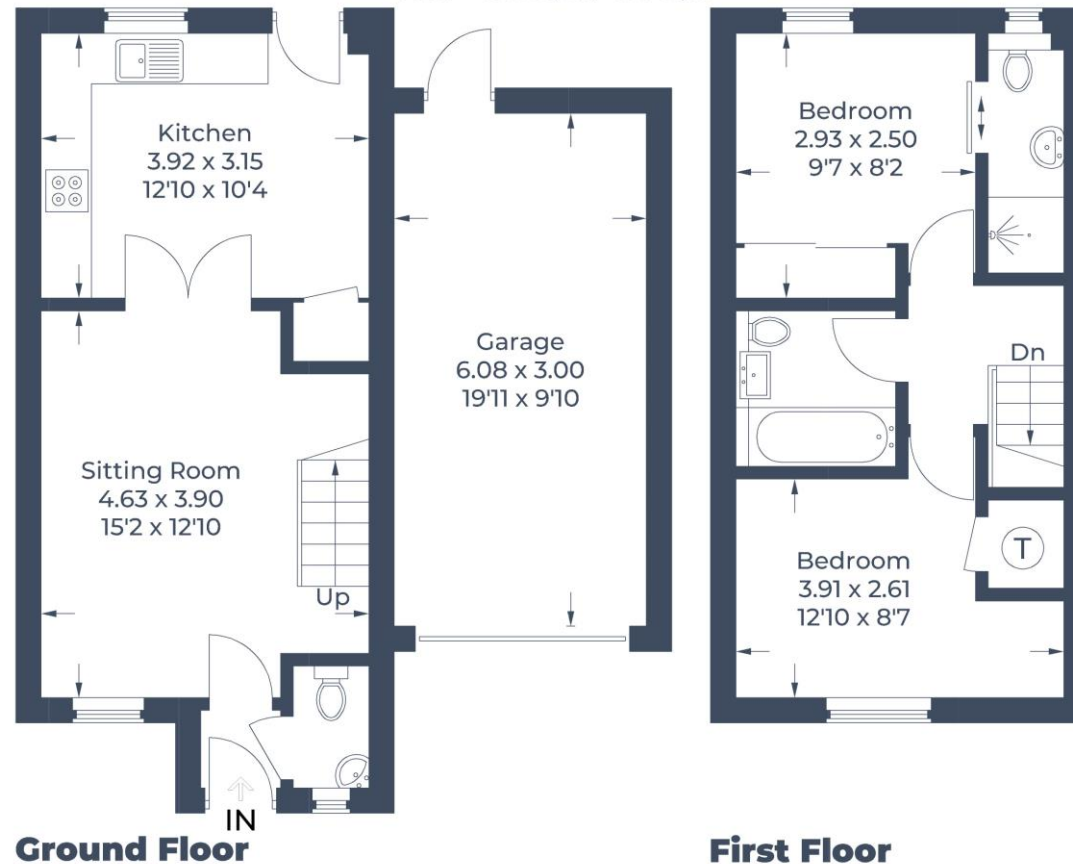


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN  
**01844 214421**  
thame@colombs.co.uk

[www.colombs.co.uk](http://www.colombs.co.uk)

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