

# 48 Cromwell Avenue

Thame | Oxon | OX9 3TD



Price £549,950

## ACCOMMODATION

- Reception hallway with cloakroom
- Sitting room with door to staircase
- Open plan kitchen / breakfast room
- Conservatory with doors to rear garden
- Four double bedrooms on the first floor
- Family bathroom with shower over bath
- Mature south facing rear gardens
- Integral garage with utility space
- Driveway parking for several cars
- Walking distance to the town centre



A well presented four bedroom detached family home with delightful south facing rear garden. The property has been remodelled on the ground floor by the current owners. The reception hallway has a cloakroom and door leading into the integral garage which currently has plumbing for the utilities with potential to convert to a further reception room if required. The sitting room has a large picture window to the front & door opening to the staircase. There are double doors leading to the light and spacious kitchen/dining area



The kitchen has an extensive range of both wall and base units with wall mounted double oven and integrated dishwasher and wine fridge. There are doors opening to the conservatory which benefits from French doors and a side door to the garden. On the first floor there are four double bedrooms and a fully tiled family bathroom with shower over the bath. Externally the rear garden is a delight being south facing as well as offering a high degree of privacy. The garden is mainly laid to lawn with patio area, raised vegetable beds and mature borders with established pear and apple trees. There is side access on both sides leading to the front of the property which in turn leads to the driveway where there is parking for several cars.

## KEY FEATURES

- A spacious four bedroom detached family home within Thame
- Private south facing rear garden with mature shrubs and fruit trees
- Integral garage with potential to convert into a further reception room
- Within walking distance of Thame High Street and local amenities
- A short walk from Barley Hill Primary School
- Driving distance to Thame & Haddenham Parkway Station
- 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 District Council

Council Tax - E

EPC - D



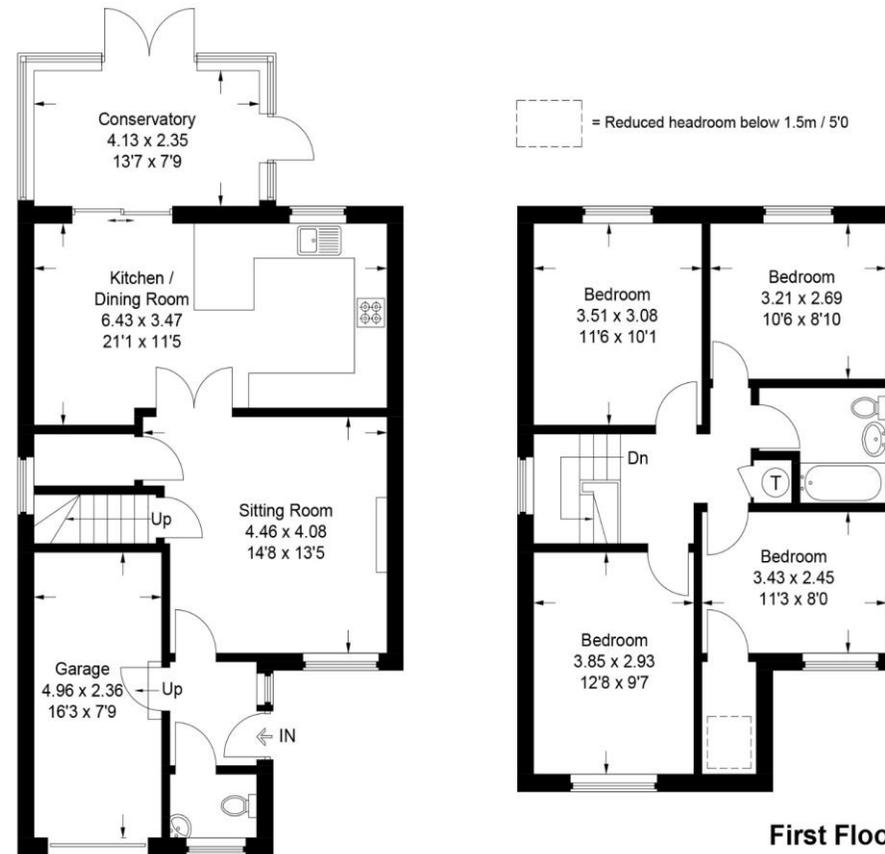
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Approximate Gross Internal Area  
Ground Floor (Including Garage) = 73.2 sq m / 788 sq ft  
First Floor = 57.0 sq m / 613 sq ft  
Total = 130.2 sq m / 1,401 sq ft



## Ground Floor

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.