

4 Griffin Road

Thame | Oxon | OX9 3LB



Price £850,000

ACCOMMODATION

A spacious 4 / 5 bedroom family home
Immaculately presented throughout
Sitting room opening to garden room
Kitchen with range of built in appliances
Dining room with doors to family room
Family room / bedroom 5 & wet room
Utility / 2nd kitchen with door to drive
Main bedroom & dressing room / bed 2
Two further bedrooms and bathroom
Rear gardens and driveway parking



A well presented 4 / 5 bedroom family home situated in a rarely available cul de sac location within Thame offering spacious and flexible living accommodation on the ground floor. The property has been adapted to create a self contained annexe if required with its own easily accessible front door. The sitting room has a bay window to the front aspect and double doors opening to the light and airy garden room which in turn has doors to the garden. The kitchen has a vast range of base & wall units with integrated



appliances and Bosch wall mounted double oven and door to garden. There is a separate dining room with doors opening to family room / bedroom 5. From this room there is a good sized wet room and a utility / kitchen with door to the front drive. On the first floor the main bedroom has been opened up into bedroom 2 to create a spacious bedroom with dressing area and en suite shower room. There are two further bedrooms and a family bathroom as well as access to the loft which is fully boarded. Externally the garden is fully enclosed with patio areas, mature borders and the remainder being laid to lawn. To the front there is a paved driveway with parking for 3 cars as well as the front garden with a selection of mature trees.

KEY FEATURES

- A spacious 4 / 5 bedroom family home with flexible accommodation
- Room to create a self contained annexe if so required with own front door
- Within a quiet cul de sac location a short walk from Lord Williams's School
- Single attached garage with electric door
- Oak flooring throughout the majority of the ground floor
- Situated in small development of just 14 exclusive houses
- 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 - F

EPC - C

Approximate Gross Internal Area
Ground Floor = 100.6 sq m / 1,083 sq ft
First Floor = 58.2 sq m / 626 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 172.7 sq m / 1,859 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.