



Connells

Cotmore Gardens
Thame



Property Description

A three- bedroom semi-detached property which is ideally situated just 0.9 miles from Thame town centre and the array of local amenities this market town has to offer whilst also benefiting from ample parking to the front.

Internally this property benefits from a versatile downstairs living space, dining table and chairs could be situated either in the lounge space or within the conservatory area which would be an ideal space for entertaining friends and family following through to French doors opening out into the rear garden bringing the outside space in and a view of the kitchen to enjoy conversation with your guests whilst leaving the lounge space to be utilised for relaxation.

Following up the stairs onto the first-floor landing which benefits from three double bedrooms and bathroom.

Externally the property benefits from ample driveway parking and a garage, this is a lovely and practical home.

The present owners replaced the windows and doors in 2019 alongside new roof battens and felt in 2020, It also benefits from a new Vaillant boiler in July 2023 with a weather compensator and a Megaflo hot water cylinder and tank.



Living Room

11' 9 x 11' 5 (3.35m 9 x 3.35m 5)

Dining Room

9' 10 x 8' 9 (2.74m 10 x 2.44m 9)

Bedroom One

13' 1 x 11' 9 (3.96m 1 x 3.35m 9)

Kitchen

9' 10 x 9' 6 (2.74m 10 x 2.74m 6)

Conservatory

12' 11 x 8' 8 (3.66m 11 x 2.44m 8)

Bedroom Two

10' 9 x 9' 10 (3.05m 9 x 2.74m 10)

Bedroom Three

7' 2 x 7' 4 (2.13m 2 x 2.13m 4)

Bathroom

11'0 x 9' 5 (3.36m 2 x 2.87m)

Garage

20' 66 x 9' 74 (6.10m 66 x 2.74m 74)



Thame is a very attractive market town with many shops, supermarkets, cafes, and pubs.

Offering well renowned primary and secondary schools, nursery facilities for families.

London can be reached in 37 minutes via train from Haddenham and Thame Parkway Station and 31 minutes drive to the picturesque Oxford City Centre with several leisure activities available within easy driving distance.

Thame exhibits various types of property from period thatched cottages, Edwardian houses, Victorian cottages, modern estates, and small individual developments.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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