







### Property Description

Nestled on the picturesque and sought-after Staggs Road in the charming market town of Thame, this three-bedroom, family bathroom and ensuite to master bedroom this home exudes warmth, character, and modern convenience.

As you enter, you are welcomed by a bright and airy entrance hallway that sets the tone for the entire home.

The spacious living room is bathed in natural light from large windows, creating an inviting atmosphere boasting a stylish kitchen and dining space, designed with both practicality and aesthetics in mind. Equipped with modern appliances, sleek countertops and ample storage.

Upstairs, you'll find three generously sized bedrooms, each thoughtfully designed to provide comfort and tranquillity, the second bedroom is perfect for children or guests, while the third bedroom offers versatility as a nursery, home office, or hobby room.

Step outside to discover a private garden, a peaceful sanctuary ideal for outdoor dining, or simply unwinding after a long day and the patio area is perfect for summer barbecues, with access to the garage to the side of the property.



### **Kitchen/ Dinning Room**

15' 8" x 10' 8" ( 4.78m x 3.25m )

### **Sitting Room**

15' 8" x 12' 1" ( 4.78m x 3.68m )

### **W/C**

5' 5" x 2' 6" ( 1.65m x 0.76m )

### **Garage**

8' 5" x 18' 4" ( 2.57m x 5.59m )

### **Bedroom One**

10' 5" x 13' ( 3.17m x 3.96m )

### **Ensuite**

5' 1" x 9' 8" ( 1.55m x 2.95m )

### **Bedroom Two**

9' 2" x 12' 4" ( 2.79m x 3.76m )

### **Bedroom Three**

6' 4" x 12' 4" ( 1.93m x 3.76m )

### **Bathroom**

5' 6" x 6' 6" ( 1.68m x 1.98m )

Located in the vibrant town of Thame, this property benefits from an enviable combination of a peaceful residential setting and proximity to local amenities. The bustling high street, just a short stroll away, offers a delightful array of boutique shops, cafes, and restaurants. Outstanding local schools and recreational facilities make it an excellent choice for families, while excellent transport links to Oxford, Aylesbury, and London ensure convenience





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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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