



**Connells**

31 Cotmore Gardens  
Thame



### Property Description

Connells is delighted to present to market this four bedroom property, situated within a short walk of the historic Thame town centre. With plenty of potential, this property has a good-sized garage and a driveway for parking, loft access and space for an annexe or an extension.

This property comprises of the entrance hall, living room, dining room, kitchen and the potential for an annexe on the ground floor. There are also two conservatories, with one connecting to the kitchen and the second with a door leading into the garage. On the first floor there are three bedrooms, with the master bedroom featuring built in wardrobes and an airing cupboard, and a family bathroom. On the landing there is a door for loft access.

The front garden offers a lawned area and a paved driveway with space for several vehicles. The garage has space for some storage, as well as parking for a car. The rear garden is laid to lawn, with a veranda area with patio. It has mature shrubs and trees bordering and offers views over school playing fields.

Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. There are numerous high quality independent shops including butchers, bakers and delicatessens.

### KEY FEATURES

- Four bedrooms
- Close to local amenities and transport
- Potential for annexe or extension
- Two conservatories
- Garden with patio area
- Catchment for Lord William's School
- Good-sized garage with power and light
- NO CHAIN

window to the side, radiator

## Lounge

12' x 11' 9" (3.66m x 3.58m)

Double-glazed window to the front, radiator, telephone and TV points, gas fireplace.

## Dining Room

10' x 7' 9" (3.05m x 2.36m)

Radiator and double-glazed patio doors.

## Kitchen

10' 4" Max x 10' Max (3.15m Max x 3.05m Max)

Wall and base units, double-glazed window to the rear, sink and drainer, cooker hood, plumbing for washing machine, under stairs storage, space for upright cooker and door to conservatory.

## Landing

Stairs from ground floor to first floor and loft access.

## Bedroom One

11' 9" x 8' 9" (3.58m x 2.67m)

Double-glazed window to the front, radiator, airing cupboard and built in wardrobe.

## Bedroom Two

11' x 10' (3.35m x 3.05m)

Double-glazed window to the rear, radiator

## Room Descriptions

### Entrance Porch

Double-glazed sliding door to front, ceramic tiles

### Entrance Hall

Single-glazed door to front, single-glazed

## Bedroom Three

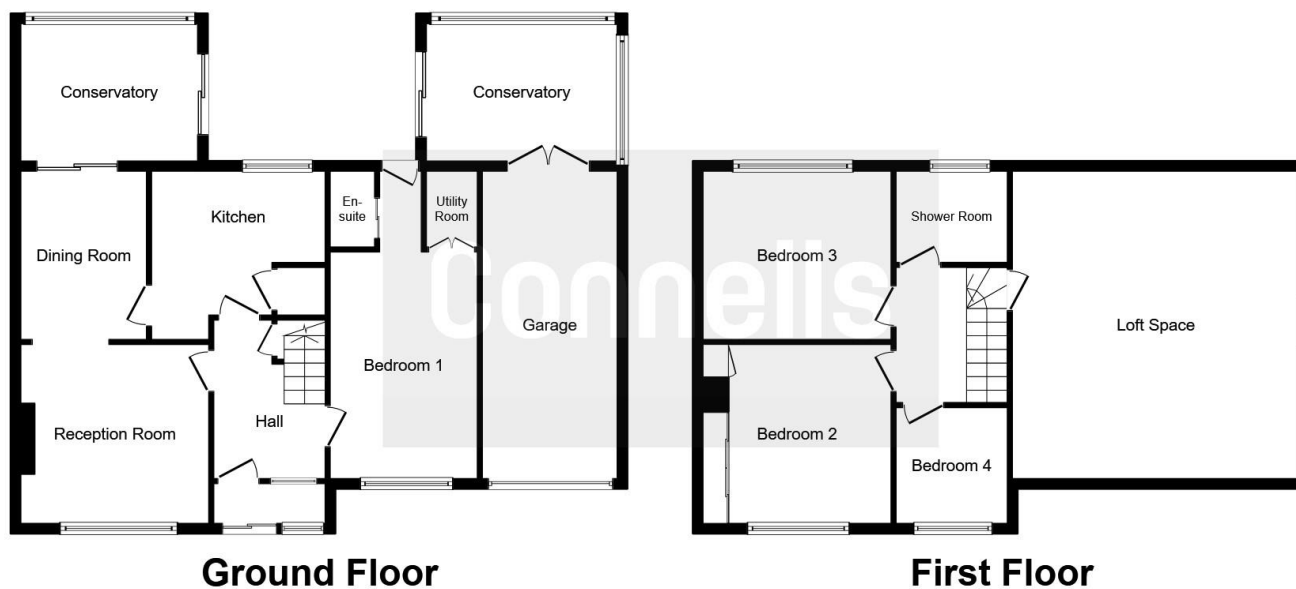
7' 4" x 7' 8" (2.24m x 2.34m)

Double-glazed window to the front, radiator

## Bathroom

Double-glazed window to the rear, radiator,





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).  
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

**T 01844 260000**  
**E [thame@connells.co.uk](mailto:thame@connells.co.uk)**

103 High Street  
THAME OX9 3DZ

**EPC Rating: E**

**view this property online [connells.co.uk/Property/ref-THM305367](http://connells.co.uk/Property/ref-THM305367)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: THM305367 - 0005