



GARDEN CITY  
THAME

**TIM RUSS**  
& COMPANY





**GARDEN CITY, THAME,  
OXFORDSHIRE,  
OX9 3NT**

- **THREE BEDROOMS**
- **DOUBLE GLAZED & GAS CENTRAL HEATING**
- **EXCELLENT SCHOOL CATCHMENT AREAS**
- **GARAGE ON SHARED DRIVE**
- **GARDENS TO FRONT & REAR**
- **NON-ESTATE POSITION**
- **SOLE APPOINTED AGENTS**
- **CHAIN FREE SALE**

Attractive three-bedroom, non-estate semi-detached home, located a short distance from Thame's historic town centre benefitting from single garage and enclosed rear garden.

**Guide Price £375,000**

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& COMPANY



## The Property

Tim Russ & Company are delighted to offer for sale this attractive three-bedroom semi-detached family home. The accommodation briefly comprises on the ground floor the property benefits from a generous porch and hallway, through lounge, fitted kitchen, and cloakroom. On the first-floor doors from the landing lead to the three bedrooms and bathroom.

Outside there is a single garage accessed via a shared driveway and an enclosed rear garden.

## Location

The property is only a short distance to Thame High Street with its wonderful range of independent shops, cafes, butchers, bakers, and restaurants. The big names are also present including; Waitrose, Sainsburys, Costa Coffee, Prezzo, Boots, Fat Face, White Stuff and the Co-op.

Thame is a traditional old Oxfordshire market town close to the lovely Chiltern Hills and the historic Oxford City. There is also a lively market every Tuesday.

The property is situated within the catchment areas of numerous highly regarded local schools for all age ranges.

For London and the M25 access to the M40 motorway is approximately 6 miles away and Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham

**Post code for SatNav: HP17 8BP**

## Viewings

Strictly by appointment only.

## N.B.

An early appointment to view is highly recommended to avoid disappointment.

## Mortgage

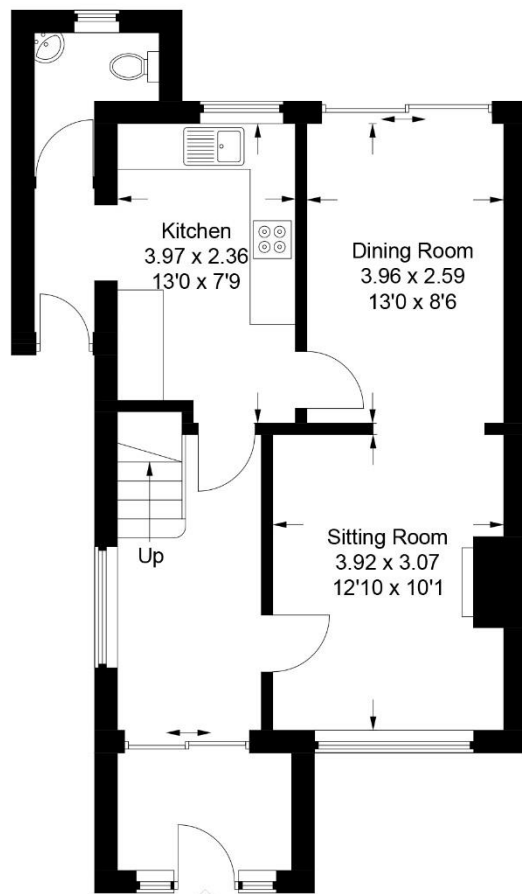
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

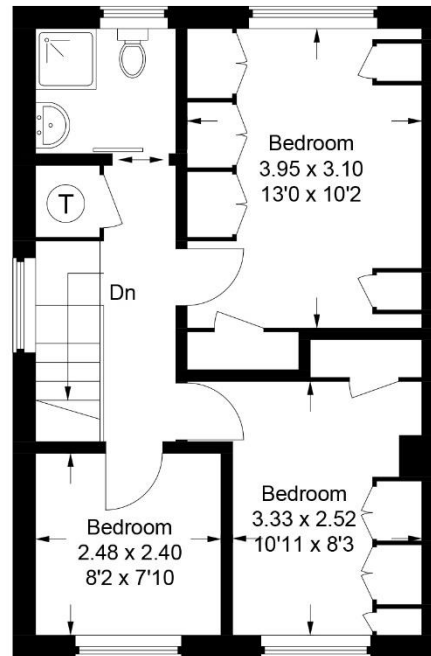
- **Council Tax Band - D**
- **EPC Rating – D**
- **Services – Mains electricity, water, drainage and gas fired central heating**
- **Local Authority – S.O.D.C**
- **Tenure - FREEHOLD**

Ref: TH/3092





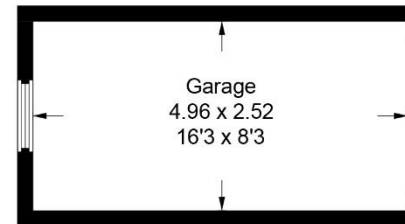
**Ground Floor**



**First Floor**

## 23 Garden City

Approximate Gross Internal Area  
 Ground Floor = 50.6 sq m / 545 sq ft  
 First Floor = 40.8 sq m / 439 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 103.8 sq m / 1117 sq ft



(Not Shown In Actual  
Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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