



CHALGROVE ROAD  
THAME OXFORDSHIRE

**TIM RUSS**  
& COMPANY



## 17 CHALGROVE ROAD THAME OXFORDSHIRE

- TWO BEDROOM LARGER THAN AVERAGE GROUND FLOOR MAISONETTE
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- EXTENDED LEASE TO 100 YEARS OFFERED ON COMPLETION
- RESIDENTS PARKING
- NO ONWARD CHAIN
- QUIET RESIDENTIAL ROAD CLOSE TO TOWN CENTRE

*Spacious two bedroom ground floor maisonette with no onward chain benefits from a newly extended lease on completion.*

**GUIDE PRICE £220,000**

**LEASEHOLD**

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## The Property

A larger than average two bedroom ground floor purpose built maisonette with its own private entrance.

Situated on the popular Lea Park Development and with no onward chain. The property is offered a newly extended lease of 100 years upon completion.

The accommodation briefly consists of: an entrance hall which leads through to the living/dining room via an open archway. The kitchen is positioned off the living/dining room and is a decent size. There are also two bedrooms, a family bathroom and an excellent area for storage. Additional features include double glazing and gas fired central heating.

## Outside

There is residents parking available on the road and attractive communal gardens.

## Location

Chalgrove Road is situated within easy access of Thame which is a traditional old Oxfordshire market town close to the lovely Chiltern Hills and the historic Oxford City.

Thame offers an excellent range of shops from individual specialists to well-known chains such as Waitrose, Boots and Sainsbury's as well as new shops including Fat Face and White Stuff.

It also has a lively market on Tuesdays and cattle market on Thursdays.

The town has excellent community facilities, a modern library and there is a good choice of coffee houses, restaurants, and public houses.

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. There is excellent and highly regarded schooling in the town.

**Post code for SatNav: OX9 3TF**

## Viewings

Strictly by appointment only.

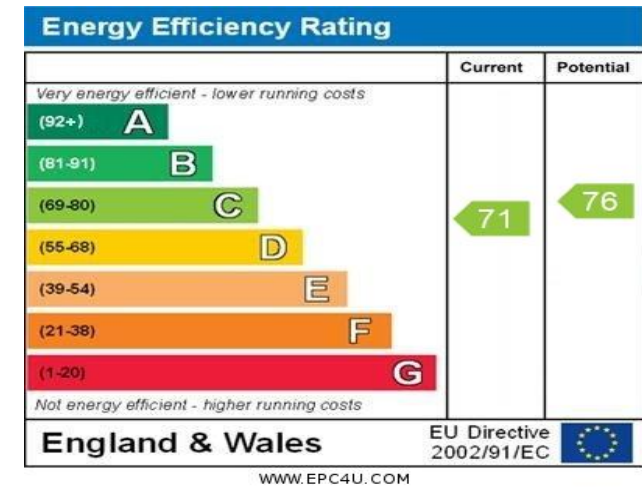
## Mortgage

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

## Additional Information

- **Council Tax Band - B**
- **EPC Rating - C**
- **Services - Mains electricity, water, drainage and gas fired central heating**
- **Local Authority - South Oxfordshire County Council**
- **Tenure - LEASEHOLD**
- **Service Charge - Service charge & ground rent £495P/A**

Ref: TH/3210



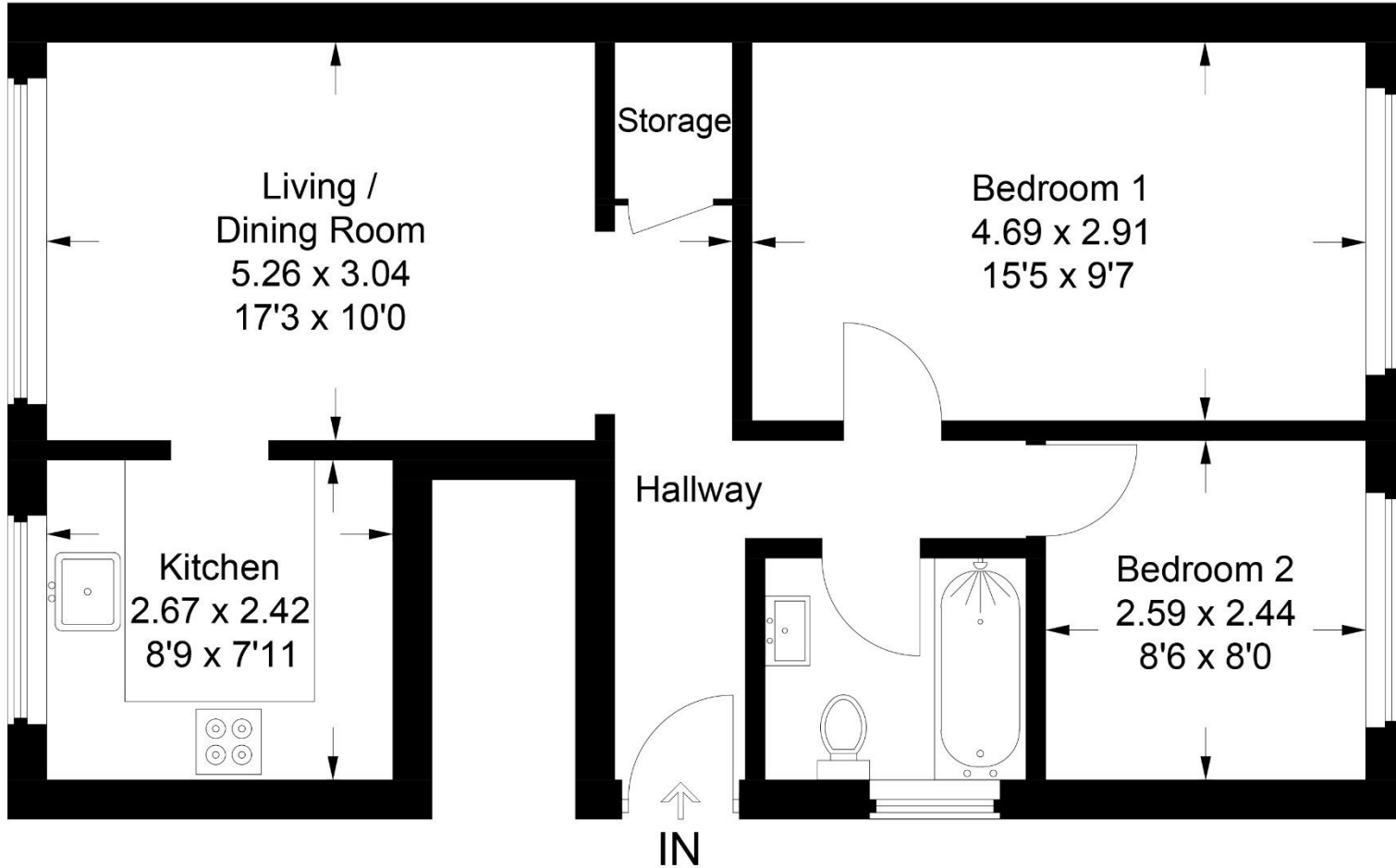
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### 17 Chalgrove Road, Thame, OX9 3TF

Approximate Gross Internal Area = 52.8 sq m / 568 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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