



CROFT ROAD
THAME OXFORDSHIRE

TIM RUSS
& COMPANY



36 CROFT ROAD THAME OXFORDSHIRE

A delightful period property which is situated in one of Thame's most highly regarded roads.

GUIDE PRICE £535,000



The Property

An elegant three-bedroom Edwardian period property located within walking distance of Thame High Street.

This well appointed and maintained home features a hallway, bright and spacious sitting room complete with fireplace, the kitchen/breakfast room which has been refitted to a high standard with white gloss cabinets and complimentary wooden worktops. There are French doors opening out to the garden from the breakfast area. Additionally, there is a downstairs cloakroom.

The first-floor accommodation comprises two bedrooms, generous sized main bathroom, and landing. There is an additional light and airy loft double bedroom with a Velux balcony window, and plenty of eaves storage.

Croft Road is conveniently located for access to Thame Centre and is one of the most desirable roads within this popular market town.

There is an excellent selection of Lower and Higher schools in the catchment area – all of which are highly regarded.

Outside

A small front garden area with gate leads to the front door. To the rear is a Southeast facing garden which has been mainly laid to lawn. There is also a decked area to the rear.

Which is ideal for outdoor dining during the Summer months.

There is a super purpose designed garden office with hard wired internet and a storage area. This office is fully insulated with French doors onto the decked area.

Location

Thame is a traditional Oxfordshire market town close to the lovely Chiltern Hills and the historic City of Oxford. Thame offers an excellent range of shops from individual specialists to well-known chains such as: Waitrose, Boots and Sainsbury's with a lively market on Tuesdays.

The town has good community facilities, new modern library and there are a good choice of coffee houses, restaurants, public houses, and clothing shops including Crew, Fat Face and White Stuff.

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 an excellent range of both primary and secondary schooling in the area.

Post code for SatNav: OX9 3JF

Mortgage

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

Additional Information

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

Ref: TH/3251





36 Croft Road, Thame, OX9 3JF

Approximate Gross Internal Area
 Ground Floor = 45.3 sq m / 488 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Second Floor = 14.4 sq m / 155 sq ft
 Outbuilding = 10.1 sq m / 109 sq ft
 Total = 105.1 sq m / 1132 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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