



YOUENS DRIVE  
THAME OXFORDSHIRE

**TIM RUSS**  
& COMPANY





# YOUENS DRIVE THAME OXFORDSHIRE

A BRIGHT & SPACIOUS FOUR DOUBLE  
BEDROOM LINK-DETACHED FAMILY HOME  
WITH GARAGE & PARKING, IN A QUIET  
RESIDENTIAL ROAD NEAR TOWN.

**PRICE £540,000**





## The Property

Offered to the market with no onward chain, is this four double bedroom link-detached family home situated within a quiet residential road in catchment for the popular John Hampden Primary School.

The ground floor accommodation features the entrance hall that provides access to the bright & spacious sitting room that opens into the dining room. Views of the particularly well-maintained, landscaped garden can be enjoyed from this room. The kitchen offers a good range of wall and base units and a useful breakfast bar. The potential is there to open up the kitchen/dining room into one larger space, suitable for modern day living. The cloakroom/shower room off the entrance hall completes the ground floor accommodation.

To the first floor, the spacious landing provides access to all four bedrooms, all of which are doubles, and the family bathroom. Special mention must be made for the principle bedroom that offers built in wardrobes and it's own personal en-suite shower room.

## Outside

To the front, there is an area of attractive shingling and parking for two/three vehicles. There is also a garage with light & power.

Whilst to the rear, the garden has been beautifully landscaped by the present owner. Attractive railway

sleepers surround the beautifully kept lawn, with planted borders, established hedging and a beautiful wisteria to the rear façade.

A very attractive garden complimented by a patio terrace perfect for entertaining.

## 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 3ZG**

## Mortgage

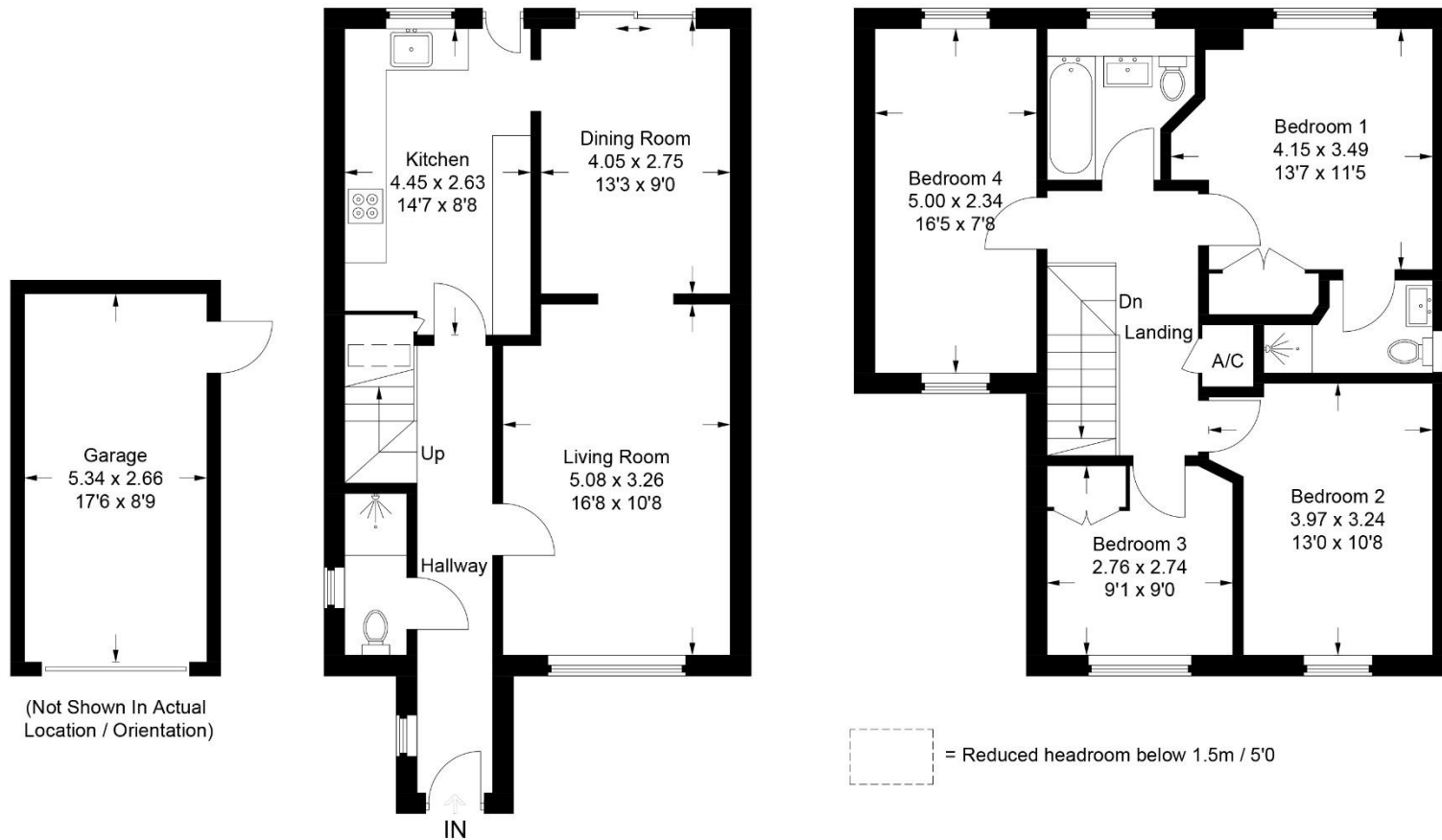
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

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

Ref: TH/3260





**Ground Floor**

**First Floor**

**11 Youens Drive, Thame, OX9 3ZG**

Approximate Gross Internal Area  
 Ground Floor = 53.6 sq m / 577 sq ft  
 First Floor = 63.5 sq m / 683 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Total = 131.3 sq m / 1413 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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112 High Street, Thame, Oxon OX9 3DZ

**T: 01844 217722**

E: thame@timruss.co.uk

**www.timruss.co.uk**

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 & COMPANY