



YOUENS DRIVE  
THAME OXFORDSHIRE







# YOUENS DRIVE THAME OXFORDSHIRE

A THREE BEDROOM END OF TERRACE WITH OFF STREET PARKING FOR TWO/THREE VEHICLES AND A LARGER THAN AVERAGE GARDEN.

**PRICE £399,950**





## The Property

Situated in a popular drive and within catchment for the sought after John Hampden Primary School, is this spacious and versatile three bedroom end of terrace home.

The property offers the rare bonus of off street parking for two to three vehicles in tandem and a larger than average garden.

The ground floor accommodation features the entrance porch which allows access to the cloakroom and bright & spacious sitting room. From here, enter the kitchen/dining room. This is a great space with the kitchen area providing an excellent range of wall and base units complimented with stone countertops. The dining area is also a very comfortable space which opens onto the conservatory allowing access to the rear garden.

To the first floor, there are three bedrooms, two of which are doubles and the third perfect for a child's bedroom/home office and a family bathroom.

## Outside

To the front, there is off street parking for two/three vehicles in tandem and an area for bins, whilst to the rear, the garden has been extended making it larger than average featuring an excellent area of lawn with attractive planted borders and a patio terrace. Access to the scenic Phoenix Trail is available nearby.

## 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 3ZQ**

## Mortgage

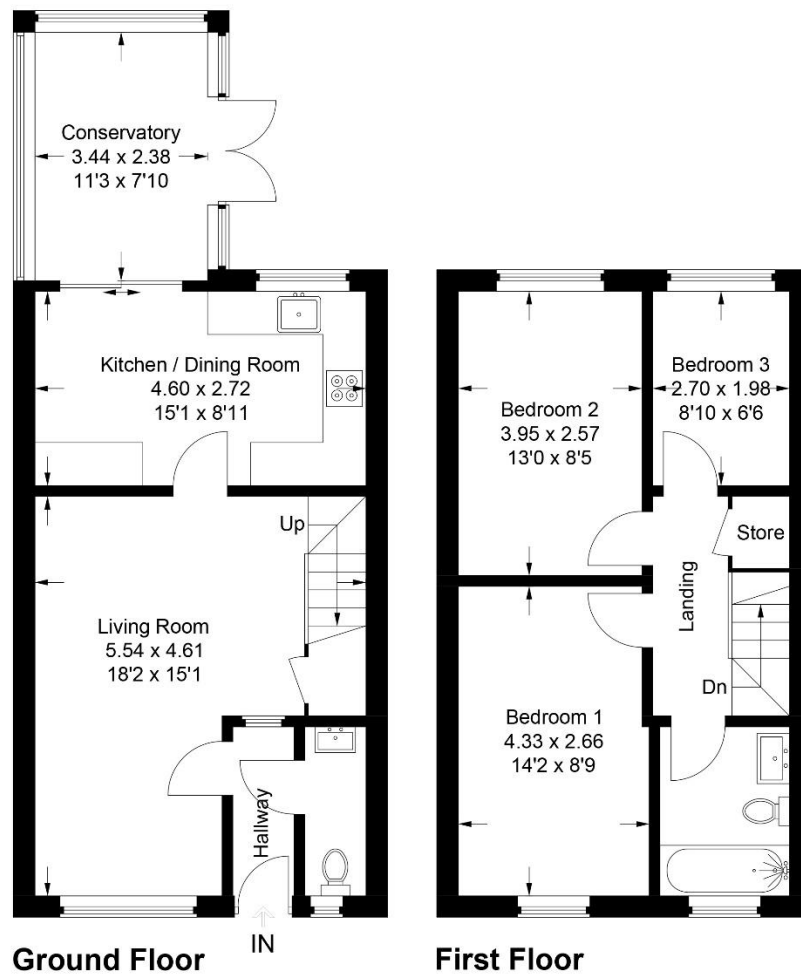
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## 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/3277





**Ground Floor**

**First Floor**

**76 Youens Drive, Thame, OX9 3ZQ**

Approximate Gross Internal Area  
 Ground Floor = 47.6 sq m / 512 sq ft  
 First Floor = 38.6 sq m / 415 sq ft  
 Total = 86.2 sq m / 927 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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