



Holliers Close, Thame - OX9 2EN

Guide Price £475,000

TIM RUSS
& Company



Holliers Close

Thame, Oxfordshire

- BRIGHT, SPACIOUS AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN PLAN SITTING ROOM THAT FLOWS EFFORTLESSLY INTO THE DINING SPACE
- STYLISH BI-FOLDING DOORS FROM THE DINING SPACE OUT TO THE SOUTH/WESTERLY FACING GARDEN
- PERFECTLY POSITIONED IN A QUIET NO THROUGH ROAD FOR THE PICTURESQUE HIGH STREET
- PERFECT FOR DOG WALKERS - CLOSE TO PHOENIX TRAIL, LARGE OPEN GREEN SPACES AND CUTTLEBROOK NATURE RESERVE
- DETACHED GARAGE AND OFF STREET PARKING
- DOWNSTAIRS CLOAKROOM ADDED FOLLOWING A PREVIOUS EXTENSION



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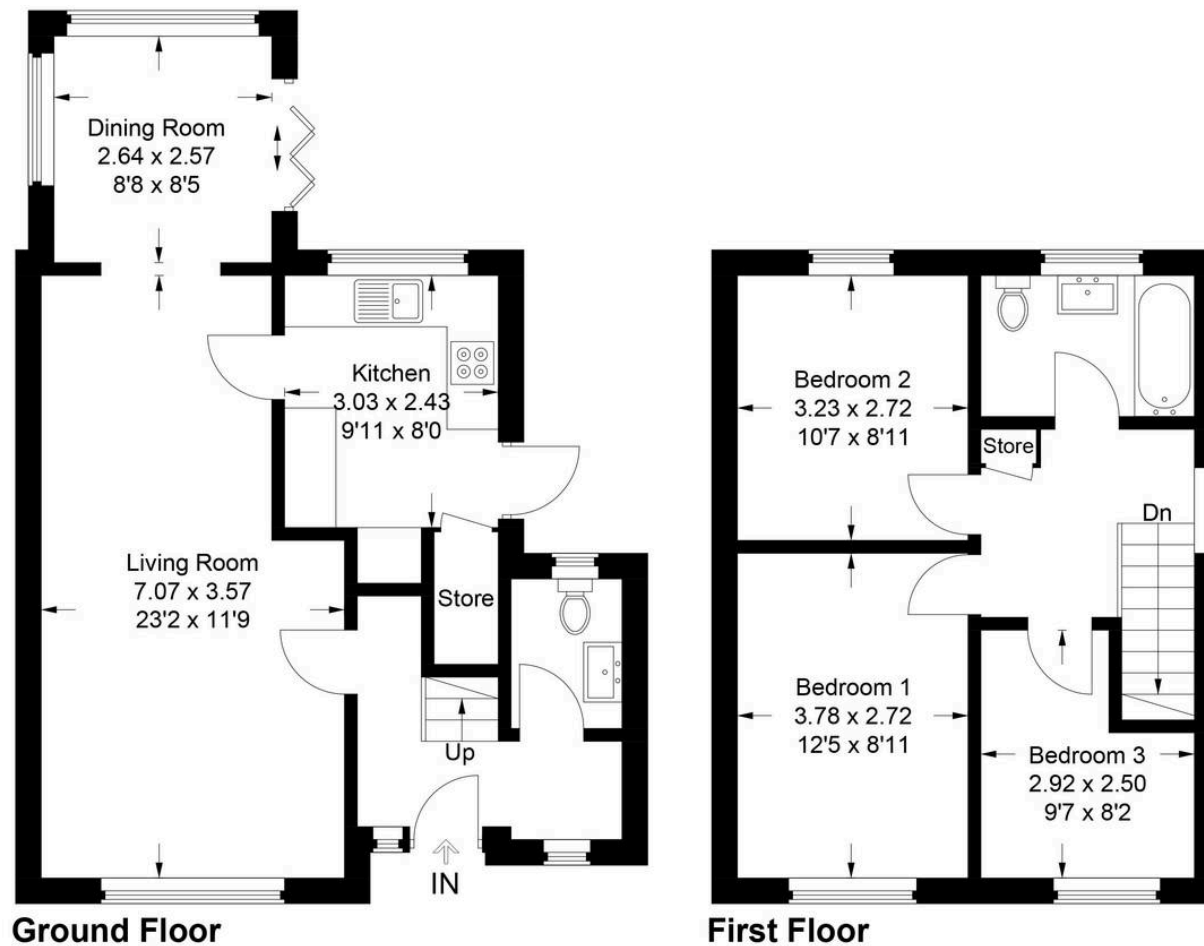
Offered to the market in excellent condition throughout, this delightful property is located within a highly sought after school catchment area and is only a short walk away from the popular Phoenix Trail and picturesque Cuttlebrook nature reserve. Perfect for dog walkers! An excellent blend of comfort, style and convenience, this really is a lovely home for a new owner. The moment you arrive, the extended entrance hall certainly sets the tone of what's to come, leading to the very useful cloakroom and brightly lit open plan sitting/dining area. The sitting room is filled with natural light and flows effortlessly into the dining space, which has been extended with beautiful bi-folding doors that open onto the garden. The modern kitchen which has recently been refitted has been elegantly designed. Both stylish and functional, it features an excellent range of wall and base mounted units and high quality integrated appliances.

To the first floor, there are three bedrooms, two of which are good doubles and the third a comfortable single. The well appointed bathroom completes the internal accommodation.

Outside

To the front, there is off street parking available for one, whilst the front garden has been very well maintained. To the rear, the patio terrace is an ideal space for entertaining and al-fresco dining, leading to an area of well kept lawn with planed borders. A detached garage with an up and over door offer excellent storage options and the potential for conversion to a home office.





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Approximate Gross Internal Area
 Ground Floor = 48.0 sq m / 514 sq ft
 First Floor = 37.0 sq m / 397 sq ft
 Total = 85.0 sq m / 911 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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