



Youens Drive, Thame - OX9 3ZQ

Guide Price £525,000

**TIM RUSS**  
& Company





## Youens Drive

Thame, Oxfordshire

- A DECEPTIVELY SPACIOUS AND BRIGHT FOUR BEDROOM FAMILY HOME
- PRINCIPAL BEDROOM COMPLETE WITH ITS OWN DRESSING AREA AND EN-SUITE
- SPACIOUS AND RE-FITTED KITCHEN/DINING AREA
- WEST FACING PEACEFUL GARDEN
- OFF STREET PARKING FOR TWO VEHICLES AND A GARAGE
- DOWNSTAIRS CLOAKROOM & UTILITY SPACE
- TRULY WONDERFUL SITTING ROOM THAT IS BOTH BRIGHT AND SPACIOUS
- IN CATCHMENT FOR JOHN HAMPDEN PRIMARY SCHOOL
- LOCATED CLOSE TO THE POPULAR PHOENIX TRAIL
- POTENTIAL FOR FURTHER FOOTPRINT BY CONVERTING THE GARAGE (STP)





# Youens Drive

Thame, Oxfordshire

Situated in an exclusive no through road development and within catchment for the highly desirable John Hampden Primary School, is this deceptively spacious, bright naturally lit four bedroom family home. It's a dog walker's paradise, with access to the popular Phoenix Trail located close by.

As you enter this lovely home, you are greeted by a wider than average entrance hall that provides access the spacious kitchen/dining room. The kitchen has been re-fitted in recent years and offers a range of wall and base mounted units complimented by a five ring gas hob, some integrated appliances and stone effect work surfaces that continue effortlessly as splashbacks. The dining space associated with the kitchen is a lovely area to enjoy a morning coffee with breakfast whilst enjoying the views of the particularly attractive West facing garden. A handy utility space is offered next to the kitchen area.


For those looking for extra footprint without having to extend, the potential is there to convert the garage (stp) into further living accommodation similar to other neighbouring houses. The downstairs cloakroom completes the ground floor accommodation. To the first floor, the naturally lit sitting room is a real feature of this home. Both bright and spacious, it's a lovely space to relax and unwind in at the end of the day. The family bathroom on the first floor serves the two double bedrooms very well. To the second floor, the principal bedroom is of an excellent size and is complete with its own dressing area and en-suite shower room. Bedroom four makes a very useful study/home office space or would suit as a nursery if required.

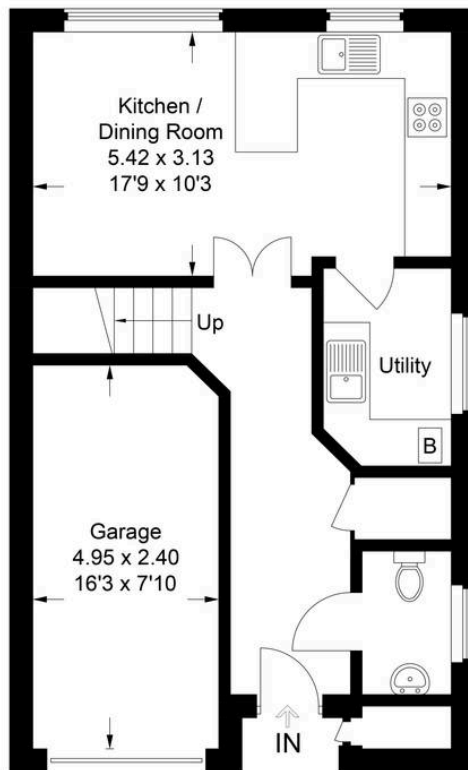
## Outside

To the front, the property offers off street parking for two vehicles and a garage whilst to the rear, the peaceful garden enjoys a sunny Westerly aspect and features a range of trees and planted areas.

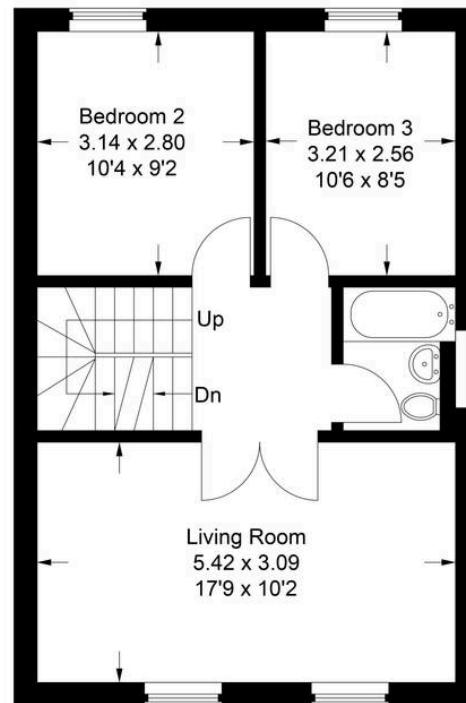




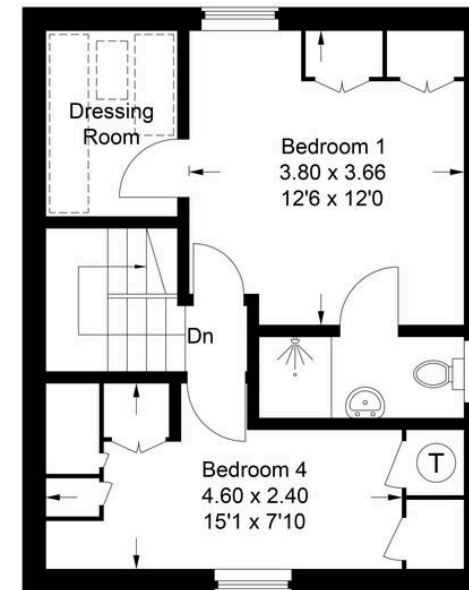
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

## 72 Youens Drive

Approximate Gross Internal Area = 133 sq m / 1434 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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# Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

