



Youens Drive, Thame - OX9 3ZQ

Offers Over £475,000

 **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 development within the catchment for the highly regarded John Hampden Primary School, this bright and deceptively spacious four-bedroom family home offers comfortable modern living and excellent access to the popular Phoenix Trail —perfect for dog walkers and outdoor enthusiasts. The wider-than-average entrance hall leads to a stylish re-fitted kitchen/dining room with a five-ring gas hob, integrated appliances, and stone-effect work surfaces. The dining area overlooks the attractive west-facing garden, and there's a handy adjoining utility space. The ground floor also includes a cloakroom, with potential (STP) to convert the garage into additional living accommodation.

On the first floor, a naturally lit sitting room provides a generous and relaxing space, alongside two double bedrooms and a family bathroom. The top floor hosts the spacious principal bedroom with dressing area and en-suite, plus a versatile fourth bedroom ideal as a study or nursery.

Outside, there is off-street parking for two cars, a garage, and a peaceful west-facing garden with mature planting.

Council Tax band: D

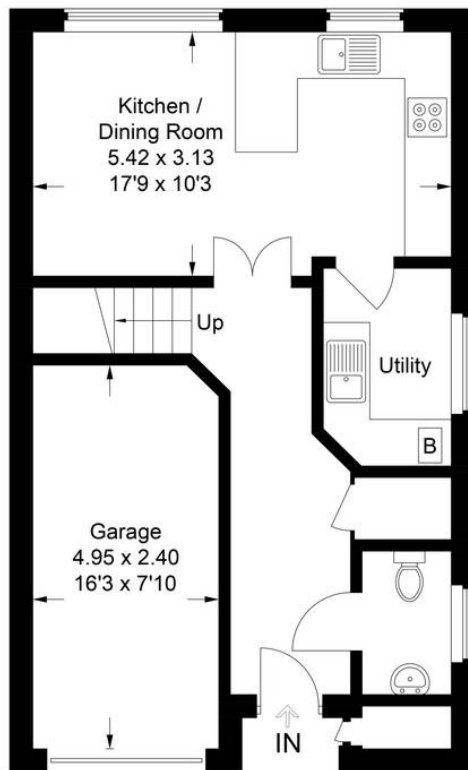
Tenure: Freehold

EPC Energy Efficiency Rating: C

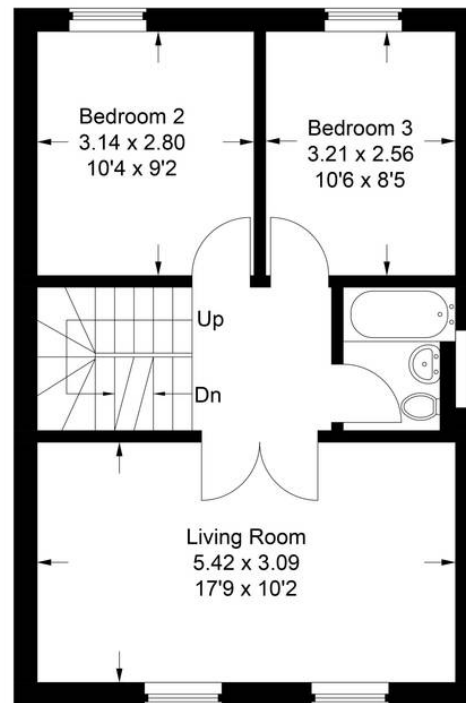
EPC Environmental Impact Rating: D



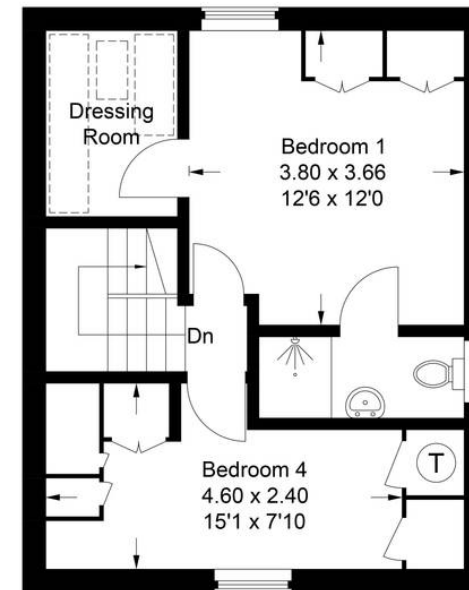
 = Reduced headroom below 1.5m / 5'0



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/

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