



Vane Road, Thame - OX9 3WF

Guide Price £600,000

TR TIM RUSS
& Company



Vane Road

Thame, Oxfordshire

- EXTENDED FOUR BEDROOM, TWO BATHROOM FAMILY HOME
- OFFERED WITH A COMPLETE UPPER CHAIN
- THE MOST BEAUTIFUL KITCHEN. AN EXCELLENT FAMILY SPACE COMPLETE WITH BI-FOLD DOORS
- ATTRACTIVE, LANDSCAPED SOUTH FACING REAR GARDEN
- USEFUL UTILITY SPACE & DOWNSTAIRS CLOAKROOM
- SPACIOUS BAY FRONTED SITTING ROOM
- LARGE PRINCIPAL BEDROOM COMPLETE WITH EN-SUITE SHOWER ROOM
- GARAGE & PARKING FOR 2/3 VEHICLES
- EV CAR CHARGING POINT



Vane Road

Thame, Oxfordshire

Offered to the market with a complete upper chain, is this beautifully presented and recently renovated four bedroom, two bathroom family home arranged over three floors.

The property was cleverly extended in 2019 to enhance the size of the kitchen and create a wonderful space featuring a dining/family area complete with bi-folding doors out to the South facing garden. A utility space has also been added which is a bonus.

Furthermore, the loft has been converted to create an excellent principal bedroom complete with an en-suite shower room.

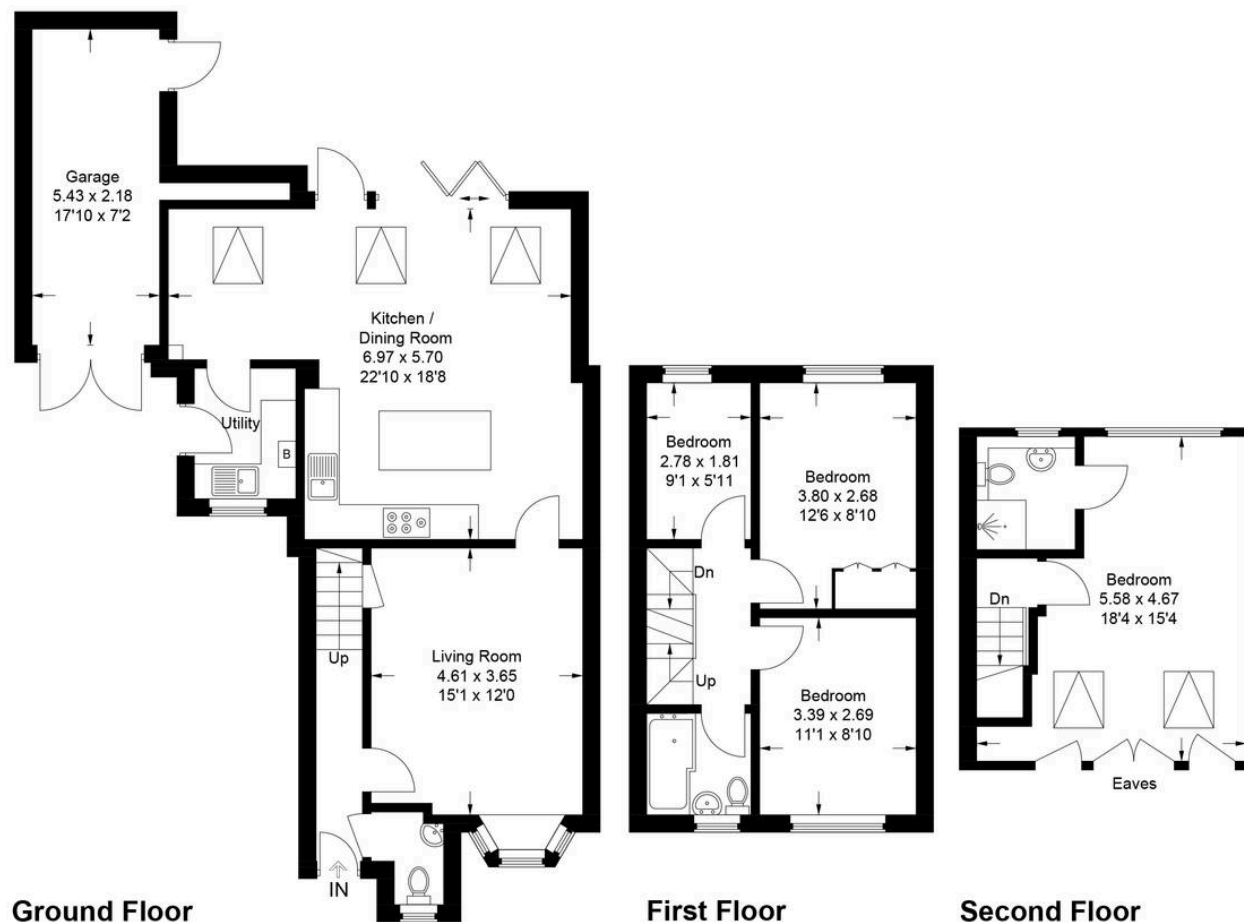
The accommodation of the home is as follows; Entrance hall upon arrival leading to the spacious bay fronted sitting room, that continues into the open plan kitchen/dining/family space. The beautiful kitchen is specified with 'Bosch' integrated appliances, five ring gas hob and central island with breakfast bar. The downstairs cloakroom off the hall completes the ground floor accommodation.

To the first floor, there are three bedrooms and a re-fitted family bathroom. To the second floor, the dual aspect principal bedroom offers plenty of storage within the eaves and an en-suite shower room.

Outside

To the front, there is parking with an EV charging point and garage, whilst to the rear, the South facing garden has been beautifully landscaped with fully stocked borders. **Council Tax: D; Tenure: Freehold; EPC Rating: C**





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Approximate Gross Internal Area
 Ground Floor = 62.4 sq m / 672 sq ft
 First Floor = 34.6 sq m / 372 sq ft
 Second Floor = 26.0 sq m / 280 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 136.1 sq m / 1,465 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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