



Langdale Road,
Thame

TIM RUSS
& COMPANY



Langdale Road,
Thame,
Oxfordshire,
OX9 3WL

A well-presented and generously
proportioned four bedroom family
home.
£470,000



The Property

A warm and welcoming property, the ground floor offers an excellent layout with separate reception rooms including a family room / office, sitting room and rear extension which is currently utilised as a dining room. There is a refitted kitchen, downstairs cloakroom and integral garage which could be converted for additional accommodation if required. The kitchen has been refitted with modern white units, space for white goods, an integral fridge and useful courtesy door leading to the side passageway. Bi-fold doors lead from the sitting room to the dining room which is flooded with natural light, courtesy of an array of windows overlooking the garden and a vaulted sky light.

Upstairs there are four bedrooms, the family bathroom and an en-suite shower room. Three of the four bedrooms are double rooms with the fourth being a good size single room.

Outside

Outside, the garden is fully enclosed with access to the front down one side of the building. The garden has been carefully landscaped with steps leading up from a patio terrace to an area of lawn, and second patio which makes for an ideal entertaining space, given the southerly aspect of the garden.

To the front, a block paved driveway provides parking for two/three vehicles and there is an integral garage with up and over door.

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.

Mortgage

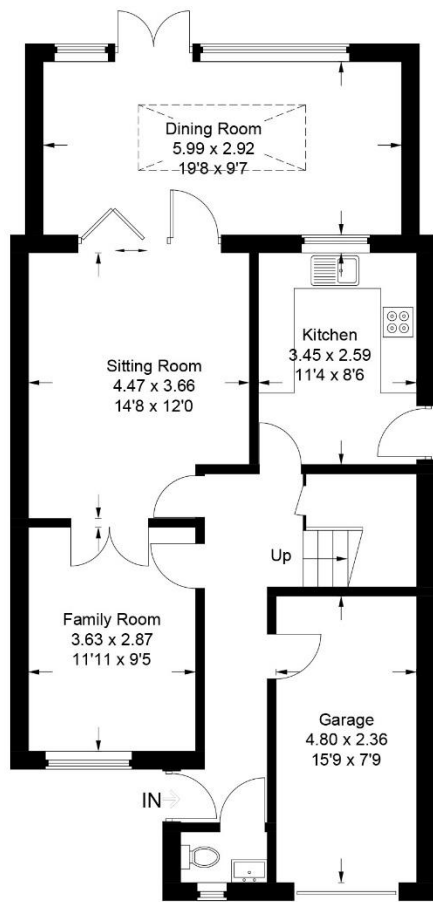
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

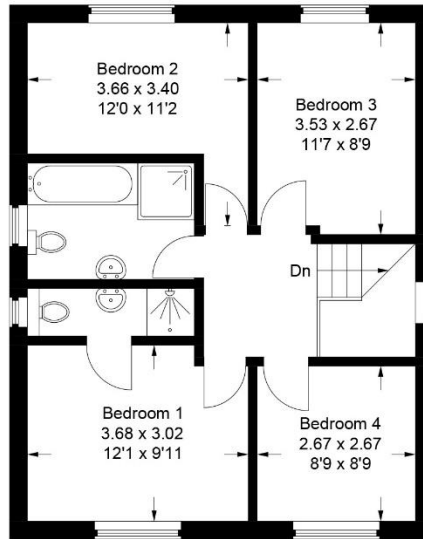
- **Council Tax Band - E**
- **EPC Rating - C**
- **Services - Mains electricity, water, drainage and gas fired central heating**
- **Local Authority - S.O.D.C**
- **Tenure - FREEHOLD**

Ref: TH/1933





Ground Floor



First Floor

Langdale Road

Approximate Gross Internal
 Ground Floor = 82.6 sq m / 889 sq ft
 First Floor = 54.3 sq m / 584 sq ft
 (Including Garage)
 Total = 136.9 sq m / 1,473 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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