



Staggs Road  
Thame

**TIM RUSS**  
& COMPANY



## Staggs Road, Thame Oxfordshire, OX9 3AG

An immaculately presented 3 bedroom executive detached home complete with an attractive 10m x 10m south facing rear garden and garage with driveway parking.

**£550,000 GUIDE PRICE**



## The Property

Situated within the highly sought after town of Thame and within the catchment areas of John Hampden and Lord Williams schools, is this exceptional home which is presented superbly throughout and features 3 bedrooms and a beautiful light and bright kitchen dining area.

The property is accessed via an enclosed porch which opens to the main entrance hall, doors lead from the hall to the downstairs cloakroom, large kitchen dining room complete with recently fitted Miele induction oven cooker and extraction, together with Blanco sink and taps and Dekton worktops. In addition there is a spacious, bright dual aspect sitting room.

The first floor comprises of a Master Bedroom complete with fitted wardrobes and luxury en-suite facilities, two further bedrooms and a further bathroom.

## Outside

Externally to the front and side of the property there is a garage with up and over door which

is accessed via an own driveway. To the rear is a most attractive landscaped garden which benefits from a patio entertaining area which leads onto a generous lawned area.

## Location

Thame is a traditional old Oxfordshire market town close to the lovely Chiltern Hills and the historic Oxford City. Thame offers an excellent range of shops from individual specialists to well-known chains such as Waitrose, Boots and Sainsbury 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 and public houses. 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 excellent schooling in the area

**Post code for SatNav: OX9 3AG**

## Viewings

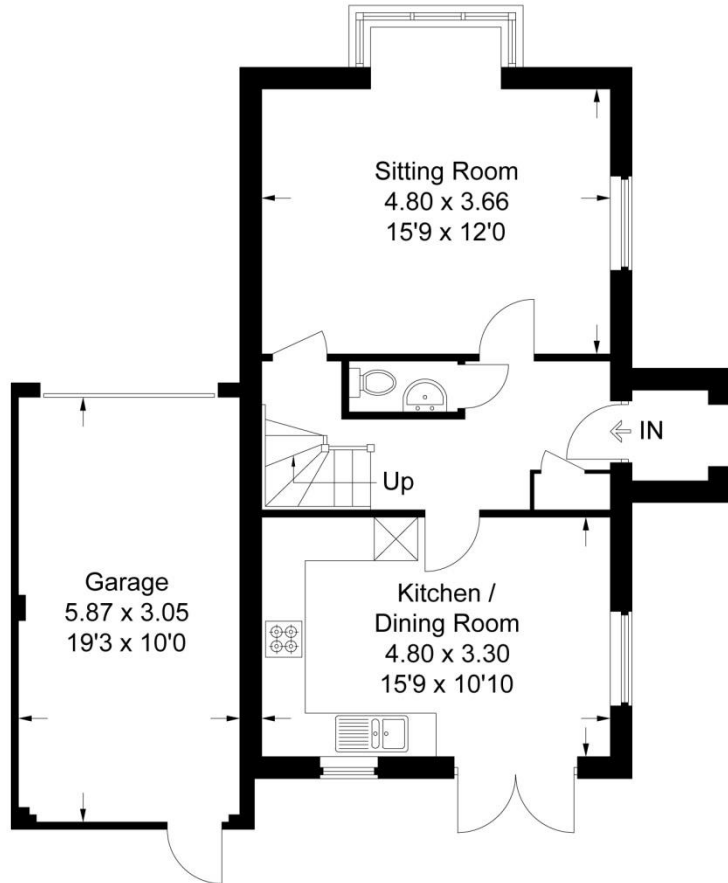
Strictly by appointment only.

## Mortgage

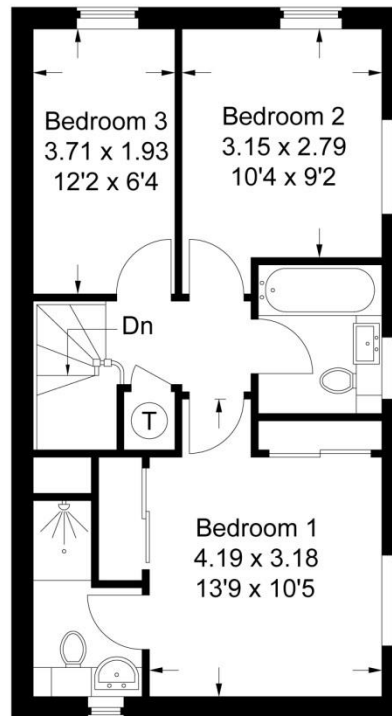
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Ref: TH/1892





**Ground Floor**



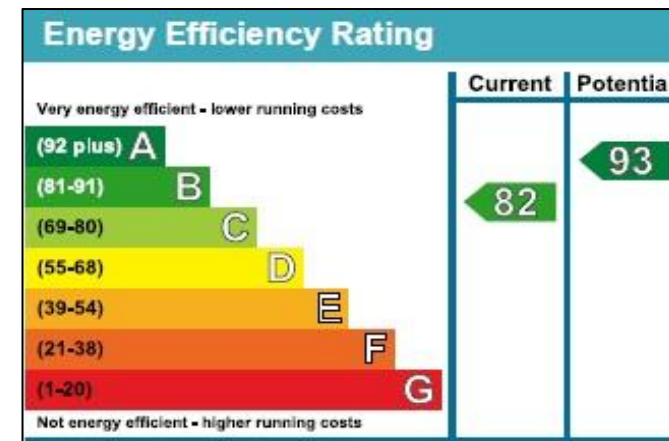
**First Floor**

**6 Staggs Road**

Approximate Gross Internal Area  
 Ground Floor = 46.1 sq m / 496 sq ft  
 First Floor = 44.2 sq m / 476 sq ft  
 Garage = 17.8 sq m / 192 sq ft  
 Total = 108.1 sq m / 1,164 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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