



56 Youens Drive,
Thame, Oxfordshire,
OX9 3ZQ

Guide Price £550,000

RB REASTON BROWN

A Four Bedroom Detached House, with Single Garage and Car Port with Off Road Parking for Several Vehicles.

Situated In a Convenient Location, Within Walking Distance of the High Street and Backing onto the Phoenix Trail Footpath & Cycle Way

Upon entering the newly decorated home, you will find a spacious living room on the left side. The living room is beautifully decorated throughout with double doors that lead to the dining room. The dining room also features patio doors that open onto a lovely patio area. Continuing from the dining room, you will have access to the kitchen. The kitchen is well-equipped with built-in cupboards, an oven, and a gas hob. Additionally, there is a dishwasher and a washing machine. The kitchen boasts a breakfast bar, providing a convenient space, there is a large pantry for additional storage, there is rear access to the garden. Completing the downstairs area is a cloakroom. Taking the stairs to the upper level, you will find four principal rooms. The master bedroom is spacious and filled with natural light. It is tastefully decorated in a light and bright color scheme. The room includes a built-in double wardrobe, providing ample storage space. Additionally, it benefits from an ensuite bathroom. The ensuite is equipped with a shower, complete with a rain showerhead. Bedrooms two and three have an addition of built-in cupboards. The fourth bedroom has been neutrally decorated. The family bathroom features white tiles and is equipped with a bathtub and an up and over shower. Overall, the recent redecoration of the entire house has revitalized the space, infusing it with a fresh and modern atmosphere. A patio area provides a lovely spot for outdoor seating and relaxation. The main area of the garden is laid to lawn, adding to the tranquil ambiance is a water feature. Tucked away in a corner of the garden, there is a shed that provides additional storage space. The property also features a single garage with electric. For added convenience, a carport is available, offering off-road parking for up to three cars. The heating is gas fired central heating to radiators and the windows are double glazed and benefits from a water softener. EPC Rating D Council Tax E .

Situation

Thame is a popular market town situated on the Oxon/Bucks borders. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings, some dating back to Tudor times, a medieval church and a local museum. On the gastronomic side it has award winning bars and restaurants; you could have breakfast at Coluco, lunch at the Eight Bells and dinner at the Thatch. There is also an annual food festival, art and literature festivals, various music and comedy festivals. Thame also has a health centre, cottage hospital, various societies and sports club such as the Chinnor rugby club, the tennis club, bowls club and U3A. There is excellent schooling, including three primary schools and the sought after LWS secondary school. There is also access to the grammar schools in Aylesbury. Transport wise, London Marylebone can be reached in 34 minutes via nearby Haddenham & Thame Parkway Station. Also M40, junction 7 for access to London, Birmingham and the North is approximately 10 minutes drive away. There are also regular bus services to Oxford, Aylesbury and the neighbouring villages, which have walks, country pubs and beautiful scenery. *The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







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Viewing is Strictly by Appointment through Reaston Brown
DIRECTIONS: Turn left from Reaston Brown's office, drive down the High Street into the Upper High Street turning right at the Falcon public house continuing on, then turn right into Jane Morbey road, taking the right turn into Yonens drive and follow the road round where number 56 can be found on the right hand side.



Approx Cross Internal Floor Area 1354 Sq Ft (125.81 Sq M)



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

