



29 Lambert Walk
Thame
Oxfordshire OX9 3DT

£1500 PCM

RB REASTON BROWN

A Modern Three Bedroom Mid Terrace House With Low Maintenance Garden, Garage, Situated In A Convenient Location Within Walking Distance Of The Town

The entrance hallway offers a perfect area for coats and shoes before leading into the living area; large in size with a beautiful modern feature gas fireplace. As you walk through to the dining area you are greeted by French Windows opening onto the rear garden which create a beautifully light and airy room ideal for entertaining. The kitchen is to the left with a range of wall and floor cabinets along with a free-standing gas oven and hob with extractor over, creating a great space for cooking and baking for all occasions. Rising to the first floor, you have two double sized bedrooms, complemented by a single room. Both double rooms come with practical storage space. The bathroom comes complete with a shower over the bath. The whole house is painted in neutral colours with gas to radiator heating throughout. Outside the front lawn is laid to grass with a courtyard garden and access to the garage at the rear.

EPC Rating D= 64 Council Tax Band C

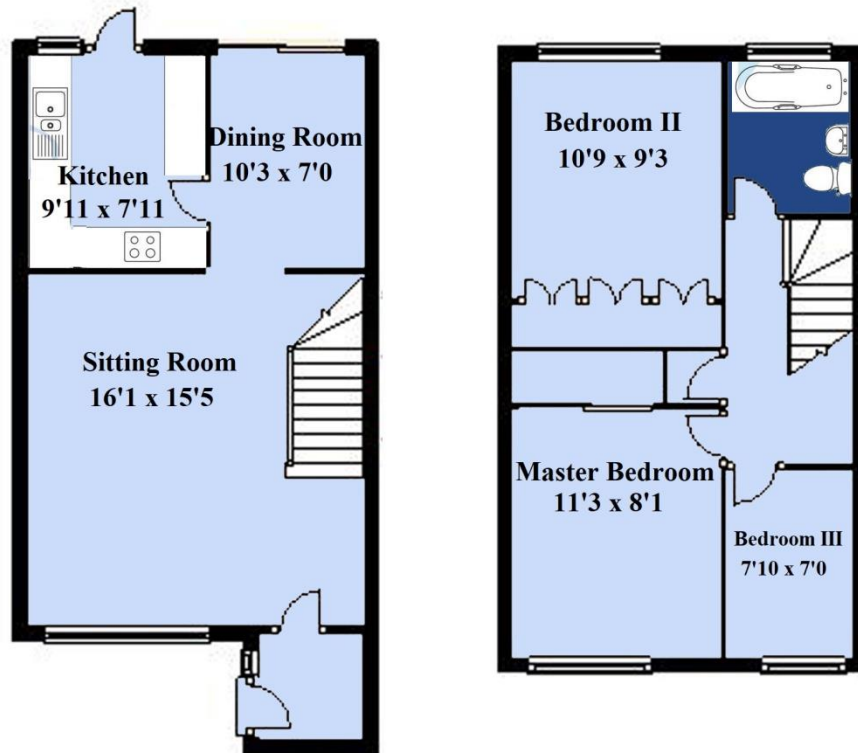
Situation

Thame is a vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo, or pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities and excellent schooling, including a Catholic school, Church of England school and the sought after LWS secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service 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.







Approx. Gross Internal Floor Area 816.4 Sq Ft (75.9 Sq M)

29 Lambert Walk, Thame, Oxfordshire, OX9 3DT

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



Costs:-

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/delay the referencing process you may forfeit your holding deposit



Viewing is Strictly by Appointment through Reaston Brown

DIRECTIONS: From our offices in Thame, head towards Upper High Street, turn left at the roundabout into North Street, right at roundabout, right at next roundabout, take first turning on right into Roundhead Drive, take fourth turning on the right into Lambert Walk, follow road to the end and the property can be found on the left hand side.

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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