



66 Youens Drive,
Thame, Oxfordshire,
OX9 3ZQ

To Let £1700 pcm

RB REASTON BROWN

A Well-Presented Three-Bedroom Semi-Detached Home Featuring an Open-Plan Kitchen/Dining Room, Spacious Living Room, Garden Home Office, Low-Maintenance Garden, and Driveway Parking for Several Cars, Located on the Edge of Town.

This well-presented three-bedroom semi-detached home is situated in a highly desirable development on the edge of town. Just a short walk from the popular Phoenix Trail, this home offers ideal family living.

The entrance hall leads to a downstairs cloakroom and an open-plan kitchen/dining room with French doors opening onto the garden. The generous living room offers ample space for relaxation.

Upstairs, the property features three well-sized bedrooms, with the second bedroom boasting fitted wardrobes, and a family bathroom.

The low-maintenance rear garden includes a patio terrace, perfect for outdoor dining, along with a well-insulated garden home office with underfloor heating and a storage shed.

To the side of the property, the large driveway offers parking for several cars, adding convenience for modern family living.

This home combines comfort, practicality, and a fantastic location, making it ideal for families and professionals alike.

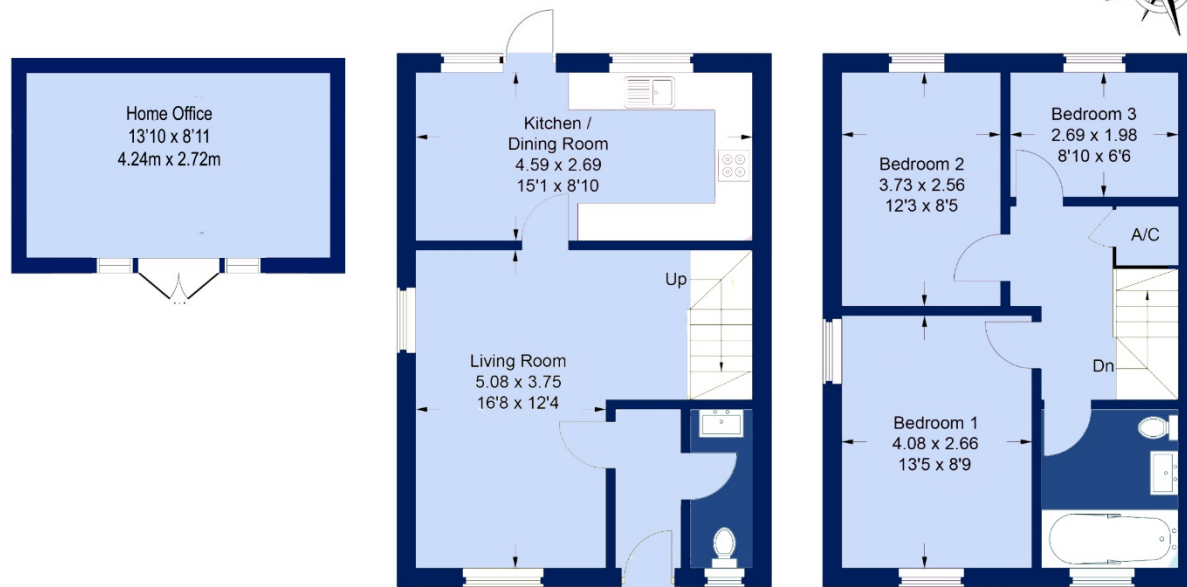
EPC = D Council Tax = C

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.







Approx. Gross Internal Floor Area 1079 Sq Ft (100.23 Sq M)

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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.



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 withdraw, 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

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