



45 Cromwell Avenue
Thame, Oxfordshire,
OX9 3TG

Guide Price £485,000

RB REASTON BROWN

Elegant Four-Bedroom Semi-Detached Property with Dual-Aspect Living Room, Stylish Dual-Aspect Kitchen Diner. Upstairs Features Four Bedrooms and a Luxurious Bathroom. The Garden Includes a Patio, Sun Terrace, and Lawn. Conveniently Close to the Town Centre.

45 Cromwell Ave, is light and airy, spaces blend seamlessly with modern elegance. Upon entering, you're greeted by an entrance hall, ideal for coats and shoes, leading to a convenient downstairs cloakroom adorned with stylish white fixtures and silver furnishings. The large, dual aspect living room, neutrally decorated and featuring sliding doors that open onto a meticulously maintained garden. Double doors lead you into the kitchen/dining area, with cream shaker-style cabinets, laid on engineered wood flooring, and high-end appliances including a dishwasher, wine cooler, washing machine, and a standalone range cooker.

Upstairs, the landing provides access to four well-appointed bedrooms, each offering unique features and ample storage. The master bedroom at the front boasts a built-in wardrobe and calming lilac decor with neutral accents. The second bedroom features a striking turquoise accent wall, while the third includes built-in storage and serves as a home office. The fourth bedroom, currently used as a dressing area, adds versatility. The fully tiled family bathroom features a white suite with a vanity unit, toilet, sink, and a bath with both a traditional shower head and a luxurious rainfall shower. Outside, the garden has a good-sized patio, a sun terrace, and a main area predominantly laid to lawn, complemented by mature trees, bushes, and shrubs for privacy. EPC: D Council Tax: D Freehold

Situation

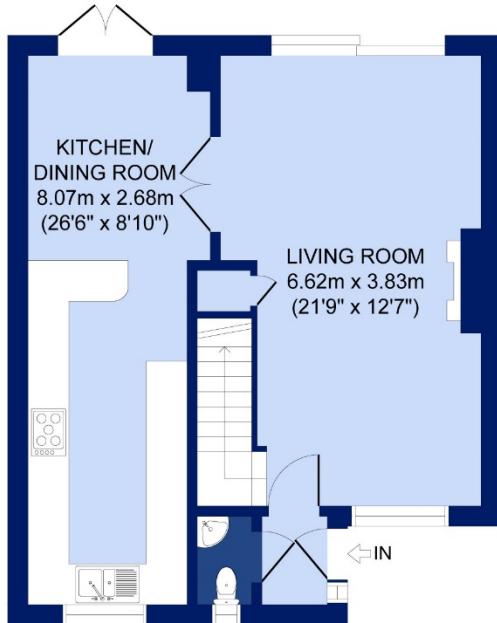
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six 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 Lord Williams 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 through the Chiltern Hills.

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.

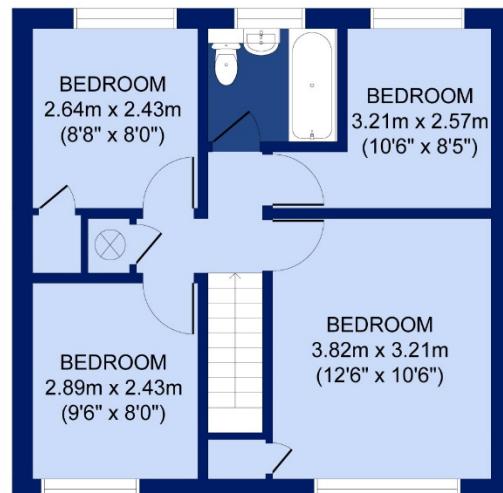
Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1024 SQ FT / 95 SQ M
45 CROMWELL AVENUE, THAME, OX9 3TG

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.



 REASTON BROWN



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