



18 Astley Road
Thame, Oxfordshire
OX9 3WQ

Guide Price
£285,000

RB REASTON BROWN

One Bedroom End of Terrace House With Private Garden, Conservatory which Benefits from Two Parking Spaces.

Located in a Quiet Cul-De-Sac. Ideal First Home or Investment Property.

18 Astley Road is a well-positioned end of terrace house, quietly located at the end of a cul-de-sac.

The accommodation is arranged over two floors and offers a bay-fronted sitting room with wood-effect flooring and a wide opening into the kitchen.

The kitchen is fitted with grey shaker-style units, wooden worktops and neutral tiling, with space for a washing machine and freestanding appliances.

To the rear, a conservatory provides additional reception space and opens onto the garden, ideal for use as a dining or garden room.

On the first floor, the double bedroom enjoys a dual aspect with three windows, fitted wardrobes and ample room for additional furniture.

The bathroom includes a white suite comprising bath with shower over, pedestal basin and WC.

The property includes a private and enclosed rear garden, laid to artificial lawn with a raised terrace and seating area.

There is off-road parking to the front of the property, and a further allocated space within a private parking area directly behind.

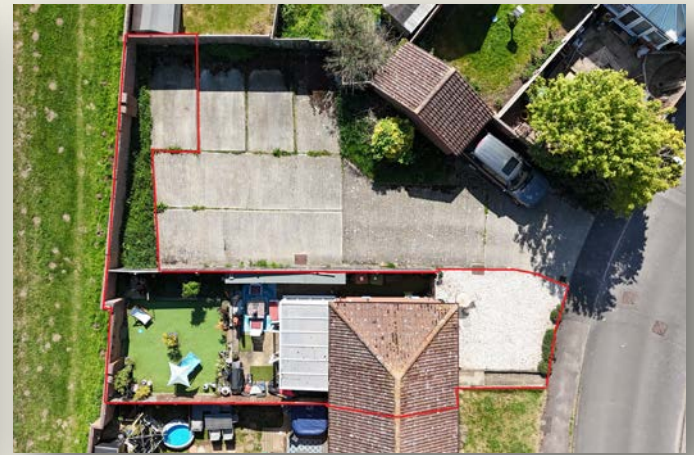
EPC Rating: C. Council Tax Band: B. Freehold.

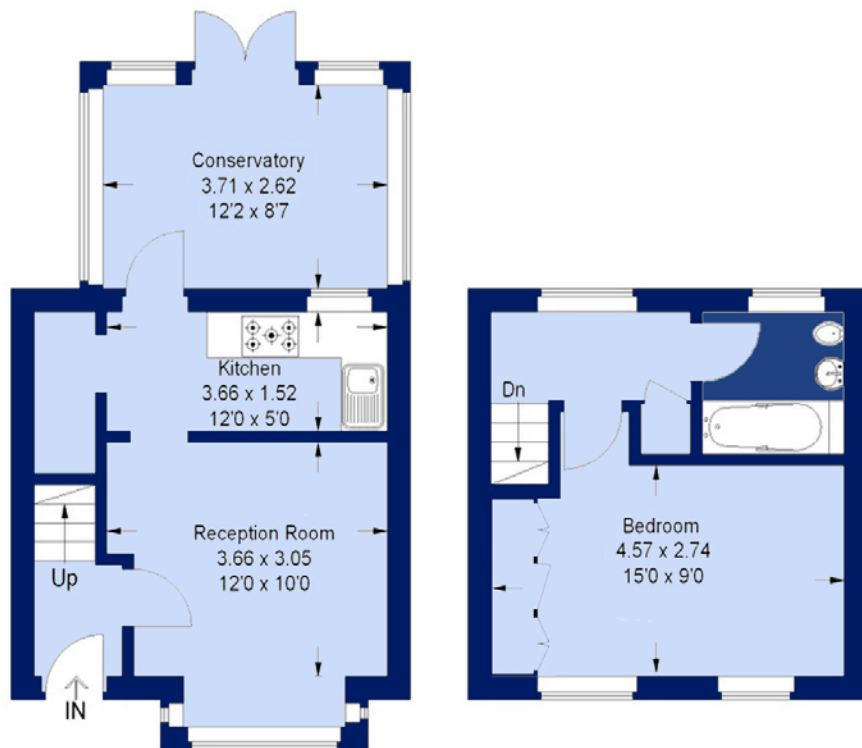
Situation

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 Reason 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.







Approx. Gross Internal Floor Area 608 Sq Ft / 56.5 Sq M
18 Astley Road, Thame, Oxfordshire, OX9 3WQ

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.

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