




WHITE LION
Residential
for sale
01844 280000
www.whitelionresidential.co.uk

Conduit Hill Rise

Thame

White Lion

Residential

Conduit Hill Rise

Thame OX9 2EJ



- Two/Three Bedrooms
- No-Through Road Location
- Un-Overlooked South Facing Rear Garden
- No Onward Chain
- Detached Bungalow
- Close to Town & Cuttle Brook Nature Reserve
- Freehold / Council Tax Band D
- Off Road Parking & Garage

About the property

A well presented two/three bedroom detached bungalow located on a no-through road. The property has an un-overlooked south-facing rear garden and is conveniently situated for easy access into Thame town centre, Cuttle Brook nature reserve and The Phoenix trail. The property comprises of an entrance hall, kitchen with a range of integrated appliances, a bright sitting/dining room with views over the garden, a four-piece bathroom, and two bedrooms. The bungalow was originally configured as a three-bedroom property but now boasts a larger than average bathroom and extended master bedroom with dressing area and fitted wardrobes. Externally there is off road parking for several vehicles and a detached single garage. The home is offered to the market with no onward chain.





About the area

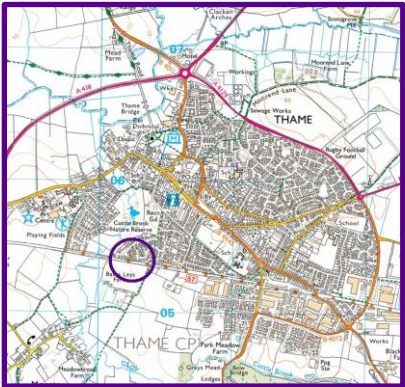
Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual chains. There are weekly markets and other amenities include: the sports centre, Lord Williams Secondary School and a variety of restaurants and pubs. Haddenham Parkway Station is less than three miles from the town centre and the M40 is under 10 minutes' drive.



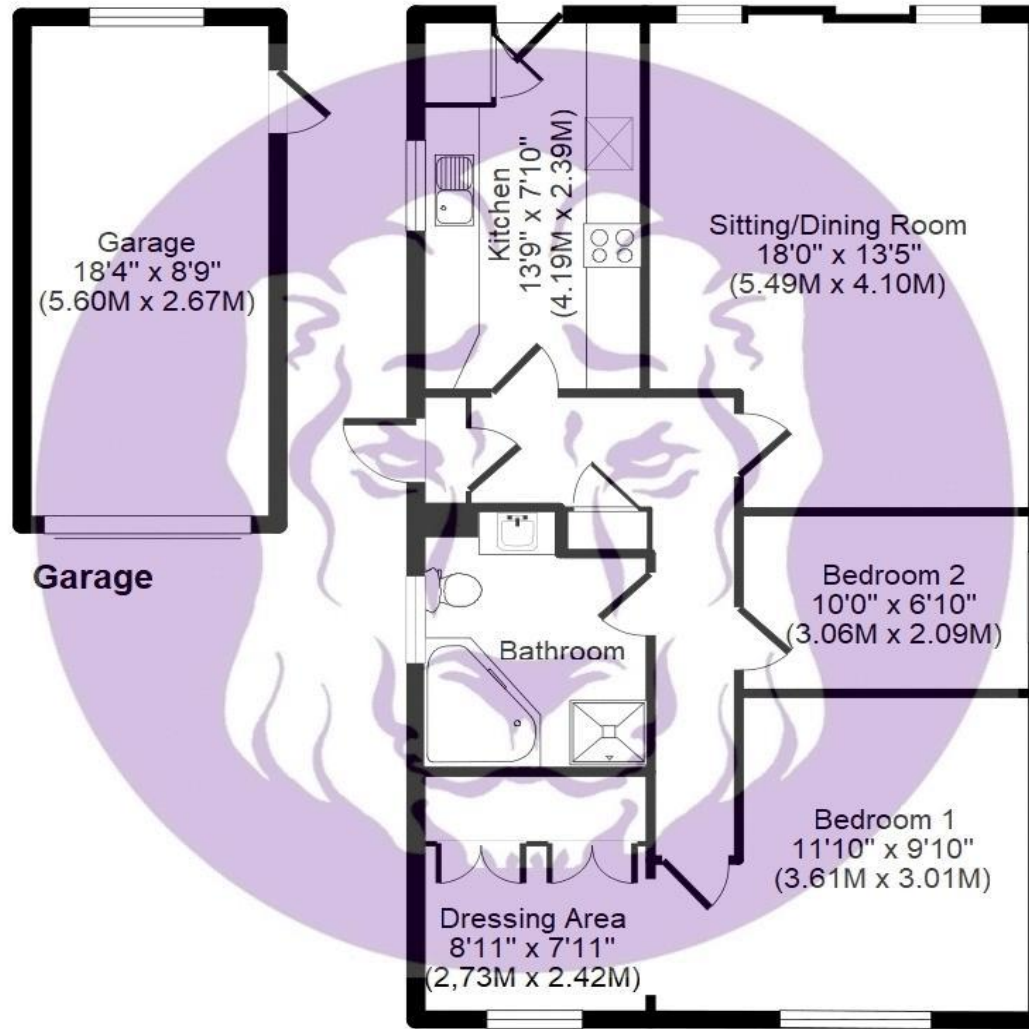
"An Un-Overlooked South Facing Rear Garden & Close to Town"



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Conduit Hill Rise, Thame, Oxfordshire, OX9 2EJ

APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 935 sq. ft

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