



29 Grenville Way
Thame, Oxfordshire
OX9 3YN

Guide Price £435,000

RB REASTON BROWN

Modern Three/Four Bedroom Home With Conservatory, Converted Garage, Flexible Living Space And Parking. Within Walking Distance of Thame. Offered With No Onward Chain.

29 Grenville Way is a three-bedroom family home, offering a versatile living space that's perfect for modern family life. The property also boasts the added benefit of a converted garage, providing a flexible fourth bedroom, study, or extra reception room.

A bright and spacious lounge/dining room, benefits from dual aspect windows and a full-length window to the front fill the space with natural light, creating an inviting, airy atmosphere. Sliding doors lead seamlessly into the conservatory, offering a peaceful retreat with views of the rear garden, perfect for relaxing or entertaining.

The kitchen is a practical space, with beech-effect base and eye-level units, light worktops, space for a cooker. There's also ample room and plumbing for both a washing machine and dishwasher. A convenient downstairs cloakroom adds to the home's functionality.

Upstairs, you'll find three well-sized bedrooms, two of which come with fitted wardrobes for extra storage. The remaining bedroom is light and airy, enjoying a pleasant view to the front of the property. The family bathroom includes a bath with a shower over.

Step outside to the rear garden, which is predominantly laid to lawn, with a patio area perfect for outdoor dining or enjoying the sunshine. To the front of the property, a neat lawned area and a brick-paved driveway provide off-road parking for two vehicles.

EPC Rating: C, Council Tax D, Freehold.

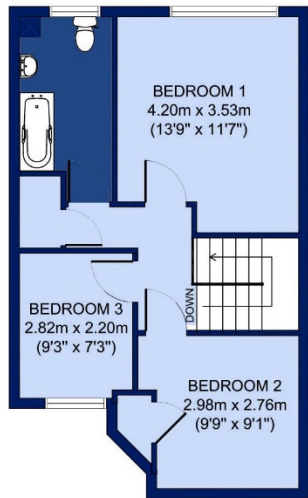
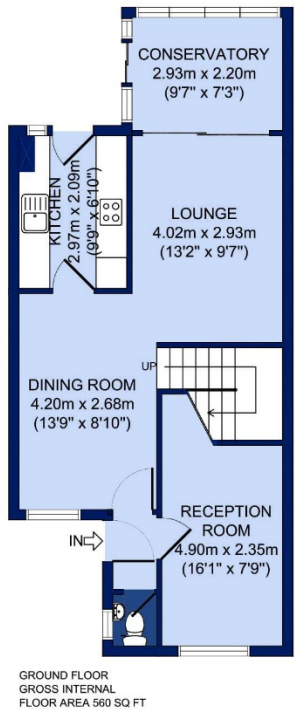
Situation

Thame is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. Thame also benefits from several sports facilities including a rugby club, tennis club and Thame Leisure Centre and the ever popular Phoenix Trail. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.

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.







APPROX. GROSS INTERNAL FLOOR AREA 1068 SQ FT / 99 SQ M
29 GRENVILLE WAY

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.



Viewing is Strictly by Appointment through ReaSTON BROWN

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