



Marston Road, Thame OX9 3YF



Marston Road, Thame

This stunning family home has been beautifully refurbished by the current owners; it now features a stylish open-plan living/dining area and a kitchen-breakfast area. There are 3 bedrooms, new 4-piece bathroom, and a cloakroom. There are new windows throughout and a new boiler has been installed.

There is space for 2 cars on the drive, along with an integral garage and a secluded rear garden with an attractive stone terrace.

Set in an established residential road, the town centre is just 0.6 of a mile on foot, the nearby A418 connects to the M40, and there is a train station at Haddenham, just 2.8 miles away.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators, and new double-glazed windows,
Entrance Hall: Radiator, wood-style floor, deep cloaks cupboard.

Kitchen/Dining/Living Room

Living Room: Window overlooking the front garden, wood-style floor and radiator.

Kitchen/Dining Room: A bright space with a window and French door to the garden, a range of storage units with wood worktops, Beko range cooker, space for fridge/freezer, an island unit and breakfast bar, down lighters, radiator.

Cloakroom: White 2-piece suite, tiled floor, under-stair storage cupboard with space for a washing machine.





Stairs to Landing: Loft hatch, airing cupboard housing the gas boiler.

Bedroom 1: A window overlooks the rear garden, radiator.

Bedroom 2: The room has a front aspect with a radiator and an eaves wardrobe.

Bedroom 3: Front aspect and radiator.

Bathroom: Beautifully re-fitted with a white 3-piece suite including bath with shower unit and screen above, part-tiled walls and large wall mirror. Tiled floor, radiator and window

Outside

To the Front: There is a double-width paved/gravel drive with a path to the front door and an established hedge plant.

Garage: 16'5 x 7'9 Up and over door, power.

Rear Garden: The garden features a full-width stone terrace leading to a re-laid lawn. There are border flowerbeds, and the gardens are enclosed by timber fencing.



**Approximate Gross Internal Area 844 sq ft - 79 sq m
(Excluding Garage)**

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 125 sq ft – 12 sq m

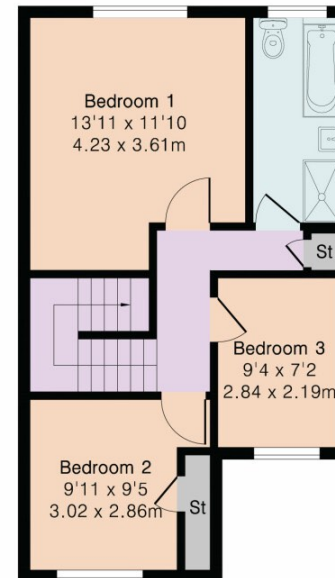


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

