



47 Wellington Street, Thame

Thame

In Excess of £600,000



Williams



## 47 Wellington Street

Thame, Thame

Spacious extended three bedroom bungalow in central Thame. Immaculate throughout with open plan living, landscaped garden, garden bar, garage, and driveway parking. Renovated in 2019.

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011). The Haddenham & Thame parkway train station is located only a three miles from the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Porch

Enter through the front door into this entrance porch is comprised of a fitted light and a door to the entrance hall.

### Entrance Hall

A spacious hallway with spot lighting to the ceiling and herringbone flooring laid to the floor with doors to all three bedrooms and family bathroom. There is a further set of double doors into the kitchen/dining/living area. Loft hatch to the ceiling.

### Kitchen/Dining/Living Area

This show stopping open plan kitchen/dining/living area consists of a range of wall and base mounted units with granite worktops with a fitted breakfast bar with space for bar stools in the kitchen area and also features tiled flooring, under floor heating, a mixture of spot lighting & down lighting to the ceiling, an inset sink bowl unit with mixer tap and window overlooking the garden, inset gas hob and overhead extractor fan, integrated range style oven, fridge/freezer and dishwasher. The Dining/living area consists of vaulted sky light window to ceiling, tiled flooring, recess spotlights to the ceiling, under floor heating, and ambient lighting to the ceiling around the vaulted sky light and bi folding doors leading out to the rear garden. Space for a large sofa suite & dining set and a range of other furniture of choice.

### Utility Room

The utility consists of wall and base mounted units, space for washer/dryer and recess spotlights to ceiling. Doors leading to the shower room and out to the side access leading to the garage.

### Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, wall mounted radiator and spotlights to ceiling. Space for double bed and other bedroom furniture.

### Bedroom

Bedroom consists of a bay window to the front aspect, full wall width built in wardrobes, carpet laid to floor







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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1144 ft<sup>2</sup>

106.2 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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