



31 Wentworth Road
Thame
OX9 2ER

£1400 PCM

RB REASTON BROWN

A Well Presented Two Bedroom End Of Terrace House With a Practical Layout, Modern Kitchen, Private Rear Garden, Single Garage and Drive, Situated In A Popular Residential Area Of Thame.

Upon entering, a welcoming entrance hall provides access to the principal living accommodation and sets the tone for this well-presented home. The living room is positioned to the right and offers a comfortable and inviting setting, with ample space for both relaxing and entertaining. From here, the accommodation flows naturally through to the kitchen, which is fitted with a contemporary range of white gloss units complemented by contrasting black worktops and a white tiled splashback. Integrated appliances include an oven, gas hob and extractor, while the practical arrangement of cupboards and work surfaces provides a smart and functional space for everyday use. There is also room for a small dining table, making the kitchen equally suited to informal dining. Upstairs, the principal bedroom is a generous double, benefiting from built-in wardrobes which provide excellent storage whilst leaving plenty of space for additional bedroom furniture. The second bedroom is positioned to the rear of the property and enjoys a pleasant outlook across the garden. Completing the first-floor accommodation is the bathroom, fitted with a white suite comprising a bath with shower over and glass screen, WC and wash basin. Outside, the property benefits from an enclosed rear garden, providing a good balance of lawn and hard landscaping. A paved seating area to the rear creates an ideal spot for outdoor dining and entertaining, whilst the lawn provides useful additional garden space. Enclosed by fencing and designed to be relatively easy to maintain, the garden provides an attractive and practical extension of the living accommodation.

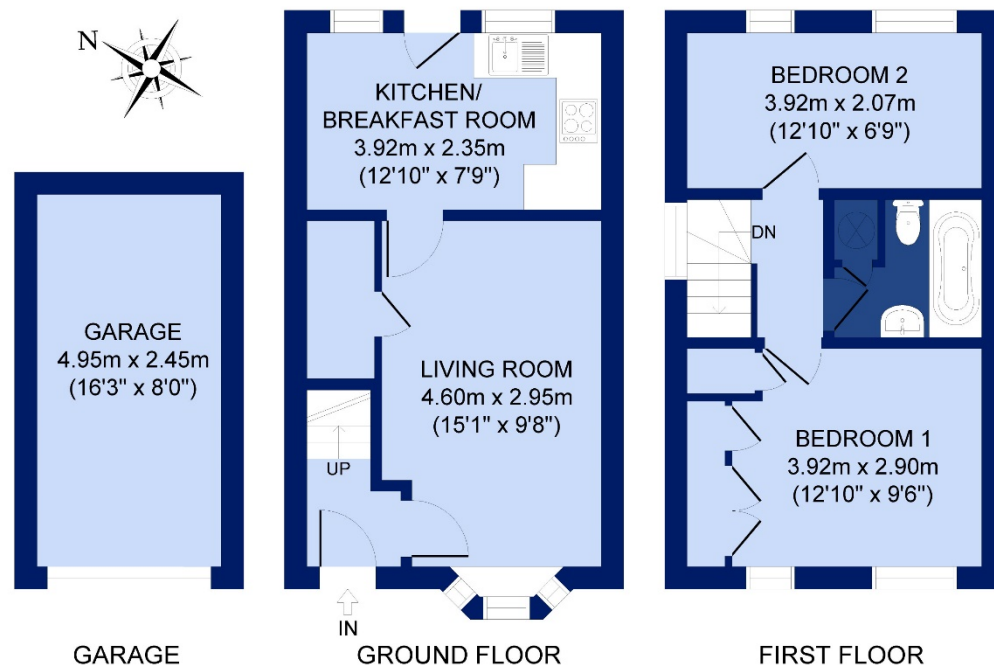
EPC – C Council Tax Band - C

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 Eight 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.







APPROX. GROSS INTERNAL FLOOR AREA 735 SQ FT / 68 SQ M
31 WENTWORTH ROAD, THAME, OX9 3XQ

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.

RE REASTON BROWN

Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit



Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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