

14, Markus Avenue,
Thame,
Oxfordshire, OX9 3FE

Guide Price £380,000

REASTON BROWN

A Charming, Two Bedroom Family Home, Offering An Abundance Of Natural Light And Modern Living Space, Conveniently Situated Within Walking Distance Of Thame Town Centre.

On entering the property, the hallway provides access to the ground floor accommodation. The sitting room is a lovely light-filled space, offering comfortable proportions and a relaxing environment. The kitchen/ diner is fitted with a good selection of wall and base units, the kitchen incorporates an integrated oven, ceramic hob, dishwasher, fridge and freezer. Double doors lead directly out to the rear garden, drawing in plenty of natural light and providing a lovely connection between the house and garden. A conveniently positioned cloakroom, fitted with a WC and wash hand basin, completes this part of the accommodation. To the first floor, the principal bedroom benefits from its own en-suite bathroom, whilst the second bedroom provides a comfortable and versatile space. A family bathroom completes the accommodation. Outside, the rear garden is predominantly laid to lawn, offering a pleasant space for relaxing, outdoor dining or simply enjoying the warmer months. A garden shed provides useful additional storage. Light, bright and welcoming throughout, this attractive two-bedroom home offers well-balanced accommodation, thoughtfully arranged to make the most of the available space, together with a pleasant rear garden and easy access to the surrounding countryside. The property also benefits from a private driveway providing off-road parking for two vehicles.

EPC B Council Tax Band: C Freehold Maintenance charge £471 per annum

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.

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.



















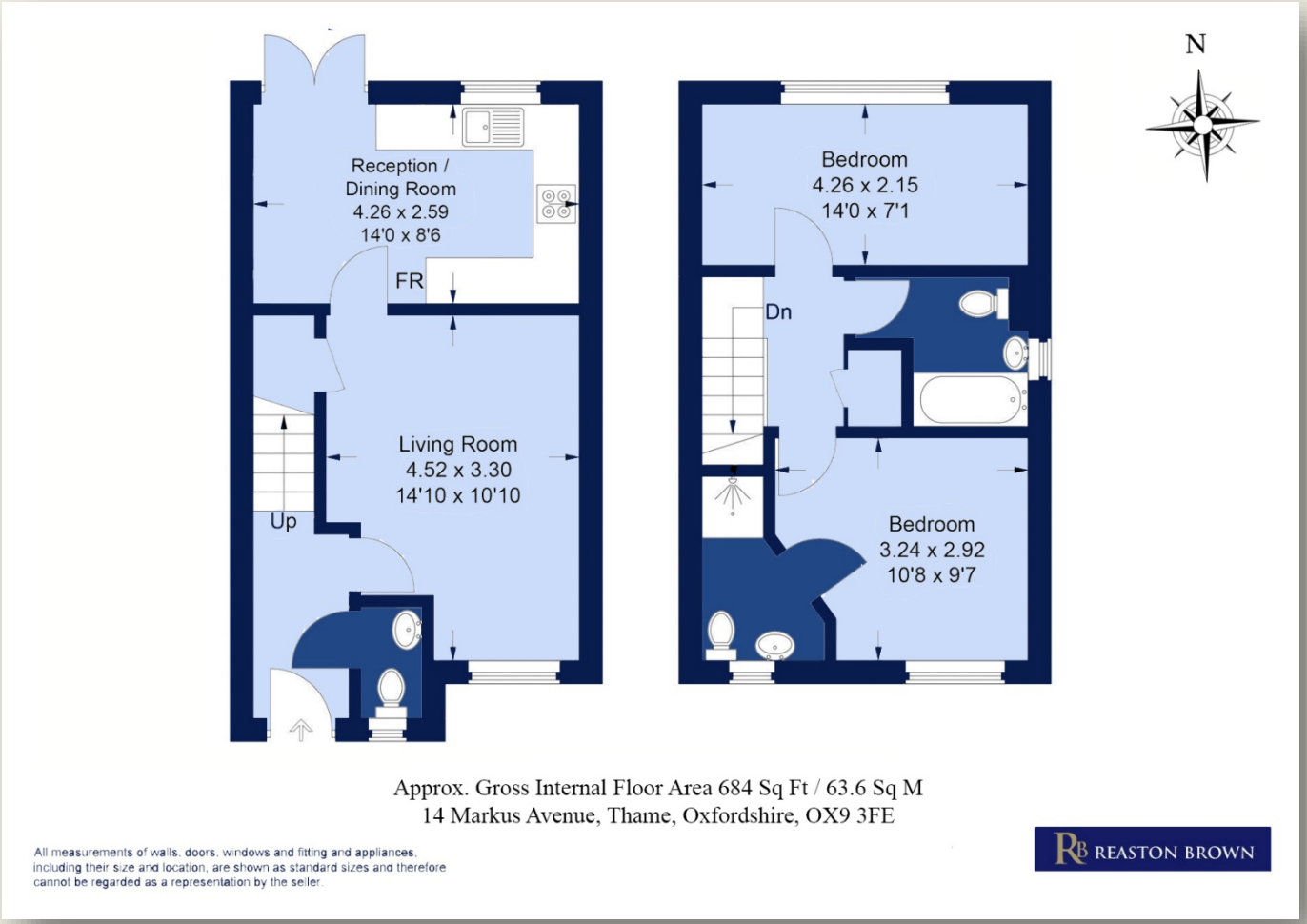

Approx. Gross Internal Floor Area 684 Sq Ft / 63.6 Sq M
14 Markus Avenue, Thame, Oxfordshire, OX9 3FE

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.

REASTON BROWN





Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

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

Sales, Lettings, Commercial & Chartered Surveying

NAEA Estate Agents — Member, The Guild of Professional Estate Agents