

**FOR SALE**



**Seven Acres, Thame**  
**Guide Price £400,000**

  
**MARTIN & CO**

# Seven Acres, Thame

## Key Notes:

- Semi Detached Bungalow
- Two Double Bedrooms
- Garage & Driveway Offering Ample Off-Street Parking
- Peaceful Residential Location Close to Town Centre
- Westerly Rear Garden
- Council Tax Band: C
- Scope to Improve
- Solar Panels – EPC B
- No Onward Chain
- Tenure: Freehold



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



An opportunity to purchase a charming two-bedroom semi-detached bungalow, situated on a peaceful no-through road within easy walking distance of the heart of Thame. This desirable property offers scope to modernise, allowing the creation of a wonderful home in a highly sought-after residential area.

The accommodation comprises two generously sized double bedrooms and a bright, spacious living and dining room overlooking the south-west facing rear garden. The kitchen is well-appointed, providing ample storage and workspace, while double glazing throughout ensures comfort and energy efficiency.

Outside, the bungalow benefits from a private rear garden, perfect for morning sunshine or entertaining, alongside a garage and driveway offering generous off-street parking. A rare feature so close to the town centre.

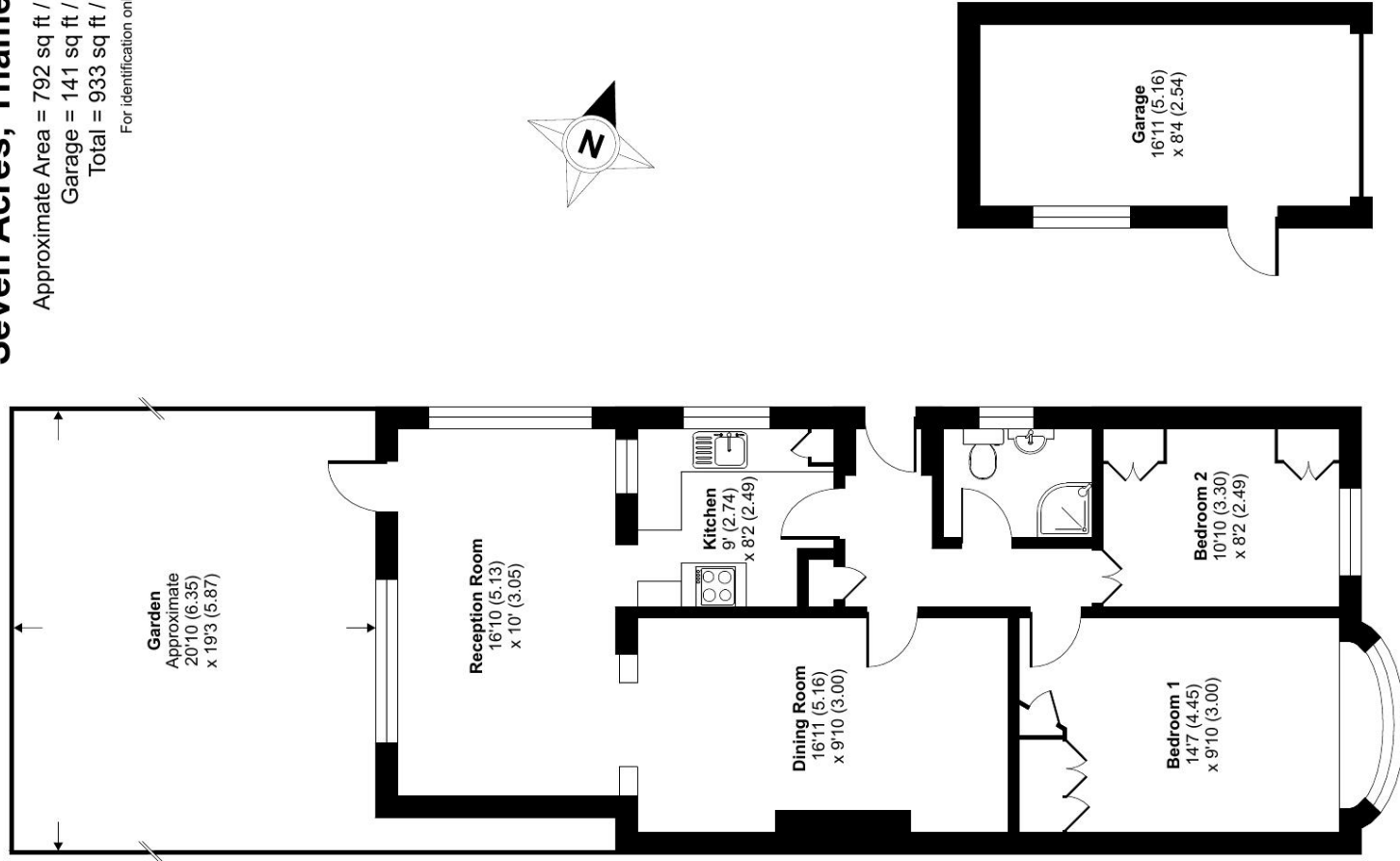
This property presents an ideal opportunity for those looking to downsize, invest, or enjoy single-level living in a quiet yet convenient location. Thame's shops, cafés, and amenities are all within easy reach, with excellent transport links to Oxford and London.



## Seven Acres, Thame, OX9

Approximate Area = 792 sq ft / 73.5 sq m  
Garage = 141 sq ft / 13.1 sq m  
Total = 933 sq ft / 86.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025  
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