



48a Ludsen Grove,
Thame, Oxfordshire, OX9 3BZ

Guide Price £450,000

RB REASTON BROWN

Well-Presented Three-Bedroom End Of Terrace Home, Tucked Away In A Popular Close In The Sought-After Town Of Thame, Within Walking Distance Of The High Street, With Attractive Gardens And Off-Road Parking For Several Cars

This beautifully presented modern home offers light, stylish and well-appointed accommodation, complemented by excellent off-road parking and a particularly attractive landscaped rear garden. Upon entering, a generous entrance hall immediately creates a light and welcoming first impression, with crisp contemporary décor, useful storage and access to a cloakroom. A door leads through to the living room, a bright and comfortable space with solid wood flooring and sliding doors opening directly onto the garden, creating an easy connection between inside and out. The accommodation flows through to an attractive open-plan kitchen/dining room, with the kitchen positioned to the rear and enjoying a dual aspect. Contemporary dark blue cabinetry is complemented by solid wooden work surfaces, while a black range-style cooker and matching extractor provide an attractive focal point. The kitchen also benefits from an integrated dishwasher and washing machine, together with space for an American-style fridge/freezer. Upstairs are three well-proportioned bedrooms. The principal bedroom is front facing and benefits from fitted wardrobes, while the second bedroom, also to the front, also has fitted wardrobes. Bedroom three overlooks the rear garden and again incorporates fitted wardrobes. The family bathroom is finished in a contemporary style with a generous walk-in shower featuring both power and rainfall shower heads, WC and chrome heated towel rail. The beautifully landscaped rear garden features a lawn framed by mature, well-stocked borders, together with several thoughtfully created areas for relaxing and entertaining. These include a patio positioned to enjoy the evening sun, a decked area with gazebo and a separate low-maintenance shingled area currently used for a Lazy Spa. The garage provides storage to the front, while the rear has been cleverly adapted as an additional home office, it adds further versatility to this lovely modern home. The property is approached through a pretty front garden, creating an attractive first impression, with off-road parking provided for up to three cars.

EPC: C Council Tax: C Freehold

Situation

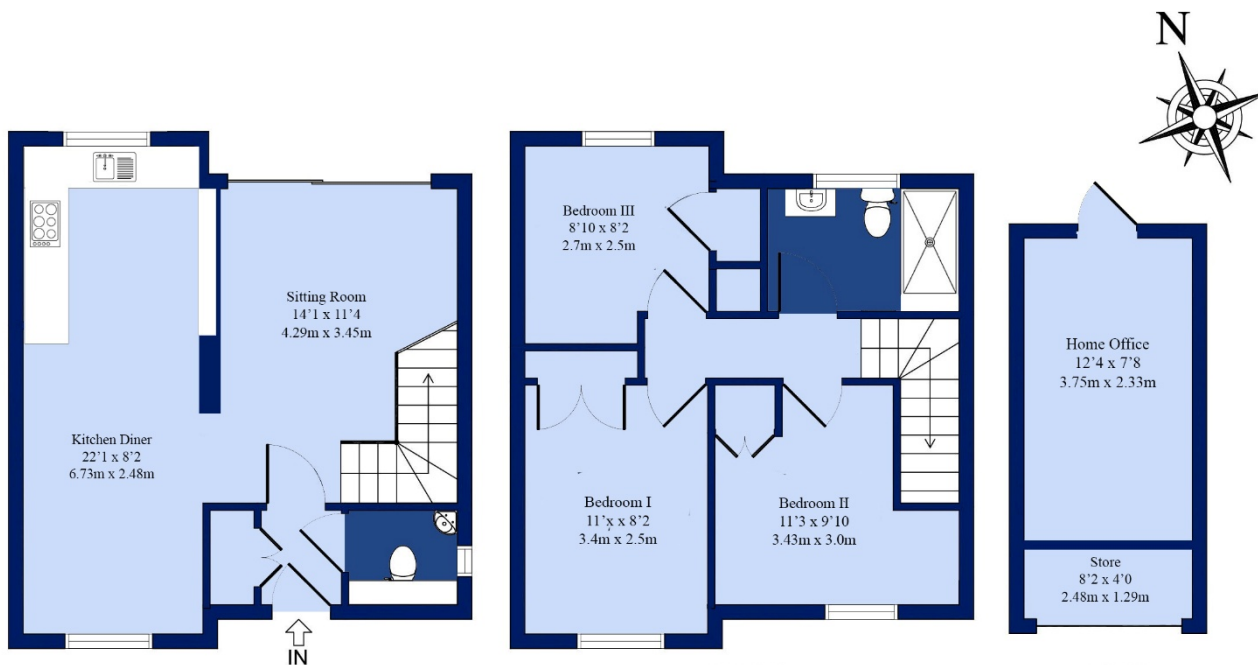
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six 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.







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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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