



bonners & babingtons

3 Roundhead Drive
Thame

Roundhead Drive Thame OX9 3DQ

Offers in excess of: £375,000

A 3/4 Bedroom mid terrace property, previously renovated downstairs. Offering semi open plan living on the outskirts of Thame but within walking distance to shops, with ample off road parking and close proximity to mainline railway links at Haddenham Parkway.

The property comprises of entrance porch for shoes and coats, leading into the main reception area. There is a doorway to bedroom four/reception room situated to the front of the property and benefits from its own night closet wc.

The cosy living area is semi open plan to the dining room with French doors to the rear garden. From the dining area is an archway to the modern kitchen that has ample waist and eye level units, gas hob and electric oven, space for white goods and fridge freezer and a view of the garden. Also downstairs is a useful understairs storage cupboard with light.

Upstairs are a further three bedrooms from the light and spacious landing, two of which are generous doubles. The three-piece family bathroom is bright and airy with bath and overhead shower and radiator. There are also two built in linen cupboards, with one housing the boiler.

Outside: The west facing rear garden is laid mainly to lawn with a patio area for socialising or dining, at the rear is a garden shed and gated access to the footpath beyond. The front of the property has a neat gravel drive for two cars.

Other notable features; gas central heating and double glazing throughout.





Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. There is a sports centre and local clubs catering for a wide variety of sporting interests. Local education facilities are provided for all ages and include the renowned Lord Williams's School where all church denominations are catered for.

The M40 (junctions 6 and 7) is within 41/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.

Tenure: Freehold

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Not energy efficient - higher running costs			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	35-45		
B	46-55		
C	56-65		
D	66-75		
E	76-85		
F	86-95		
G	96-100		
Not environmentally friendly - higher CO ₂ emissions			



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

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