



bonners & babingtons

Grenville Way  
Thame



# Grenville Way Thame OX9 3YW

## Offers in excess of £575,000

A modern and bright, 4-bedroom semi-detached property, previously extended to create wonderful semi-open plan family living and master bedroom with en-suite facilities. Situated within walking distance to shops, schools and amenities and with excellent transport links nearby.

The property comprises; entrance porch for shoes and coats and separate downstairs wc. This leads to a further door to the main semi-open plan reception room, boasting engineered oak flooring throughout. To the right is a bright and airy living area with feature gas fireplace, fitted storage and sliding doors out to the rear garden. There is a door to the kitchen and beyond is the dining area with double doors out to the previously extended conservatory/family room. This room has French doors out to the garden, space for comfortable seating and a breakfast bar, and flows back around to the kitchen area. This modern and tasteful room has ample waist and eye level units, butchers block work tops, integrated dishwasher, space for fridge/freezer, gas hob and electric double oven, there is also plumbing for white goods.

The upstairs is also bright and spacious, with four bedrooms. There is a family bathroom with p-shaped bath and overhead shower, heated towel rail and vanity cupboard. The master bedroom benefits from en suite shower facilities with vanity unit and heated towel rail. There is also a useful linen cupboard and airing cupboard on the landing.

Outside; The rear south westerly garden is laid mainly with faux grass and has a lovely decking area perfect for dining and socialising. There are mature trees surrounding, currently a fenced in dog run, and side access to the street and front drive with space for several vehicles. There is a useful garage accessed via an up and over door.

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







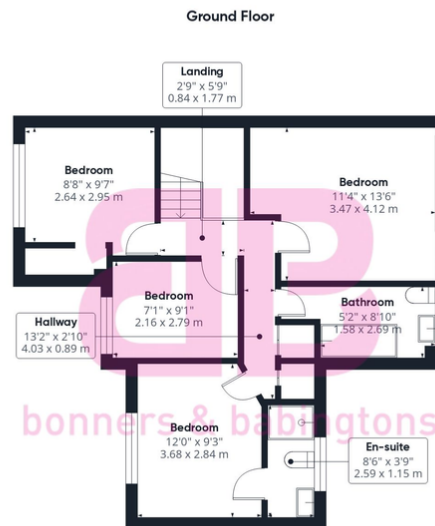
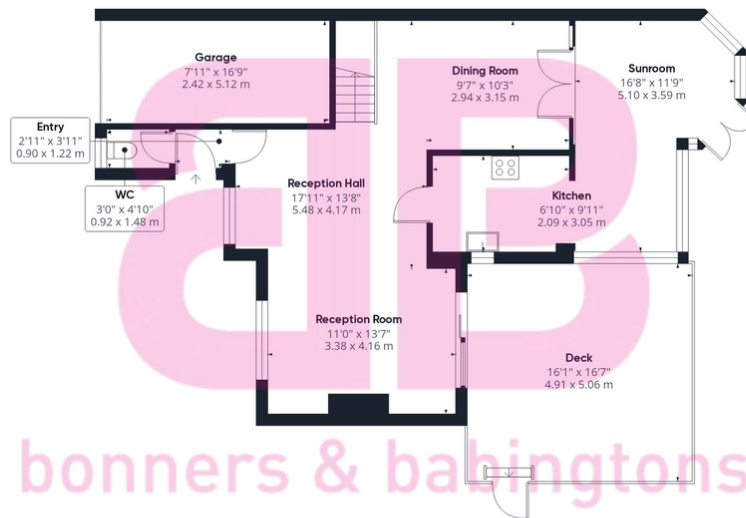
**Location**  
Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car 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 4 1/2 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:** E



Energy Efficiency Rating	
Low energy efficient - lower running costs	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-44)	
Not energy efficient - higher running costs	



**Approximate total area<sup>n</sup>**

1406 ft<sup>2</sup>  
130.5 m<sup>2</sup>

**Balconies and terraces**

270 ft<sup>2</sup>  
25.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**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

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