



bonners & babingtons

Mercian Road
Thame

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OX9 2FT

Guide Price £750,000

Immaculately presented 3-bedroom, 2 bathroom detached bungalow with garage, situated at the end of a no through road that borders farmland and looks out to the allotments that are available to residents of the development. Close to local schools, the thriving town centre and excellent transport links.

On entering this bright and deceptively spacious property, you benefit from the addition of engineered oak running throughout the hallway, all rooms and garage lead off.

To the front of the house is the master bedroom with his and hers mirrored fitted wardrobes and ensuite shower facilities that comprises; rainfall shower, vanity drawers and heated towel rail.

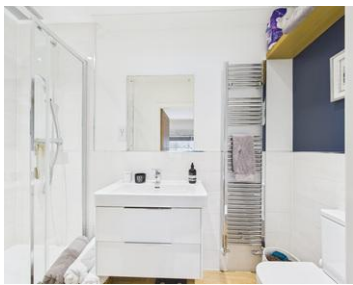
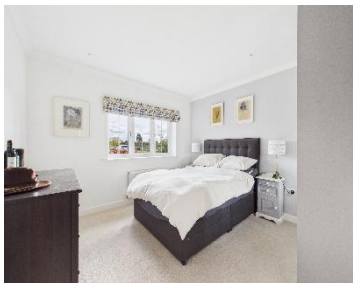
The main reception room is accessed via double doors and has a dual aspect and further French doors opening out to the rear garden, making the room naturally bright and inviting with ample space for cosy seating.

The modern and light kitchen/diner is well appointed with waist and eye level units, oak work tops, electric hob and oven, integrated dishwasher and fridge/freezer. There is space for dining and French doors out to the garden and patio, creating a perfect space for entertaining and hosting.

The two further double bedrooms, are serviced by the family bathroom, which has a bath and overhead shower, vanity sink and heated towel rail. Bedroom two has fitted wardrobes and bedroom three benefits from French doors out to the garden.

The garage is integrated to the property and has been successfully upgraded to incorporate a utility area with plumbing for white goods, ample storage and a built-in wash area - perfect for muddy dogs or children! There is an electric front door with access to the driveway parking. The rear garden has a generous lawn area with built in seating to one side, there is patio space for entertaining and relaxing and further space to the other side of the garden with wall surround. Two sheds offer additional storage and pretty wisteria, fuchsia and mature shrubs border the space, there is side access to driveway parking.





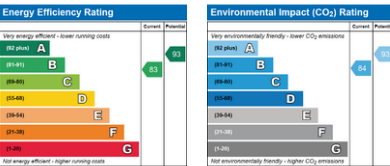
Other notable features: Built by Bloor Homes in 2019, remaining NHBC warranty, part boarded loft, no ladder or light, gas central heating, EV charging point.

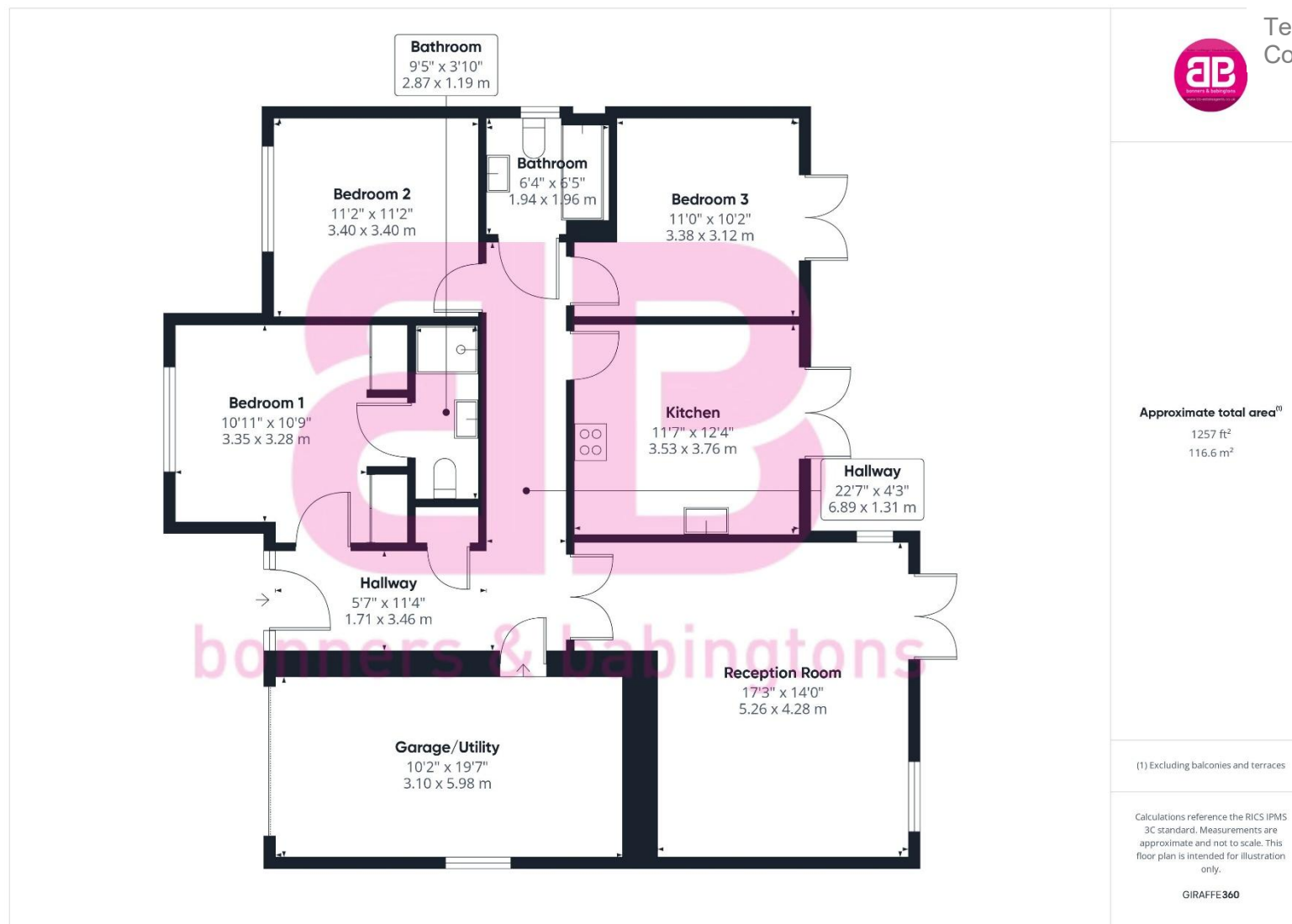
Location

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





Tenure: Freehold
Council Tax Band: E



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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