



QUEENS ROAD
Thame, Oxfordshire

Carter Jonas

43A QUEENS ROAD THAME OXFORDSHIRE OX9 3NF

Hall · Sitting room · Dining room · Garden room
Kitchen · Cloakroom · Four Bedrooms · Two Bathrooms

DESCRIPTION

Built in 2007 the property has a high specification and marries character features with modern living. The specification includes concrete floors with zoned under floor heating to all floors, quality double glazed windows, block internal walls, contemporary kitchen and sanitaryware.

ACCOMMODATION

Spacious reception hall with tumbled limestone style flooring, which extends into the kitchen.

Sitting room comprising fireplace with attractive surround and mantelpiece with inset gas fire. Bay window with Canadian style shutters. Generous dining room with double doors opening into an open plan garden room/kitchen.

The garden room has a double-glazed roof affording excellent natural light and double doors into the rear garden. A breakfast bar separates the room and kitchen area, which has a recently fitted range of cabinets with quartz tops and integrated hob, double oven with combi oven/microwave over, wine cooler, dishwasher, washing machine, fridge, and freezer.

The principal bedroom is located on the second floor and has built in wardrobes and an ensuite comprising large shower enclosure, toilet and sink with marble top.

The first floor comprises a large double bedroom with bay window and built in wardrobe. Bedroom three is a double room with built in wardrobe, and bedroom four is a small single room, which would make an ideal office.

MODERN EDWARDIAN STYLE FOUR BEDROOM SEMI-DETACHED FAMILY HOME BUILT TO A HIGH SPECIFICATION WITH THREE RECEPTION ROOMS AND TWO BATHROOMS







House bathroom comprising bath with shower attachment, toilet, wash basin, heated chrome towel rail and tiled floor.

OUTSIDE

There is a small walled front garden with shrub and flower borders. The rear garden has a lawn with flower borders, patio, and useful garden shed. Directly behind the property is a gravel parking area.

ADDITIONAL INFORMATION

Tenure: Freehold

Local Authority: South Oxfordshire

what3words: /// tacky.drag.drill

AGENTS NOTE

Under section 21 of the Estate Agents Act, we are obliged to advise buyers that we are instructed to sell this property on behalf of a Carter Jonas employee.

DISTANCES

Thame – 0.5 miles

Haddenham & Thame Parkway station – 3 miles

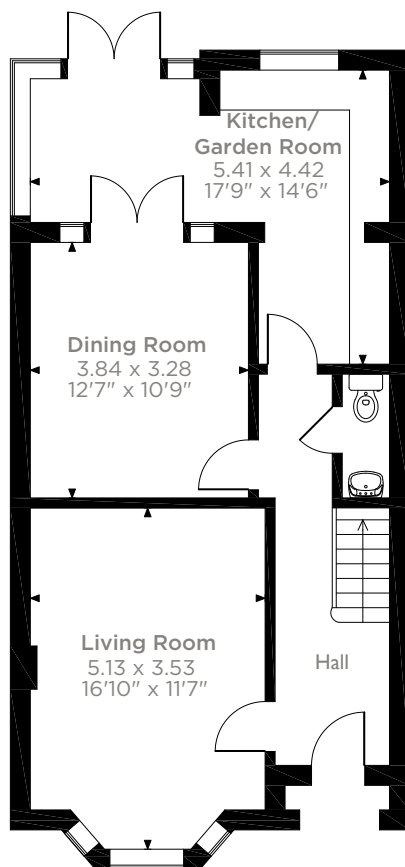
M40 Junction 7 – 5 miles

All times and distances approximate

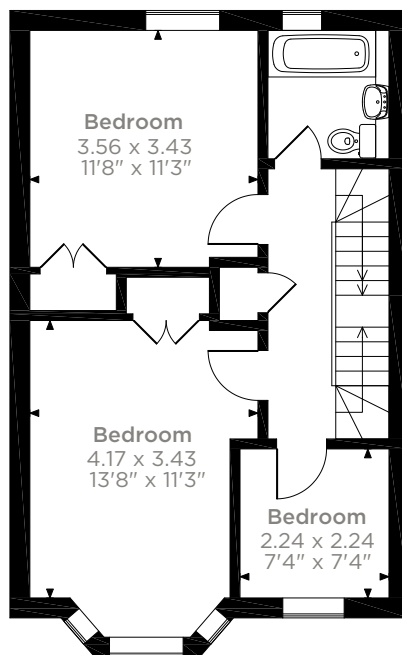




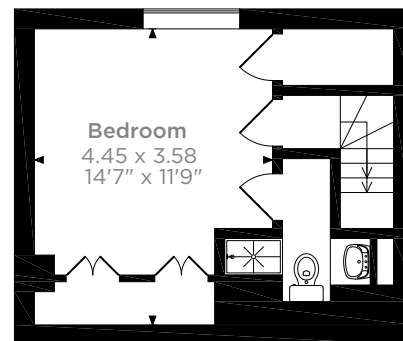
43A, Queens Road, Thame, Oxfordshire,
Approximate Gross Internal Area
132 Sq M/1421 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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