



Coombe Hill Crescent, Thame - OX9 2EQ

Guide Price £499,950

 **TIM RUSS**
& Company



Coombe Hill Crescent

Thame, Oxfordshire

- THREE BEDROOMS
- IMMACULATELY PRESENTED & RECENTLY REFURBISHED WITH NEWLY INSTALLED WINDOWS
- STYLISH & CONTEMPORARY LIVING ACCOMMODATION
- LOVELY SITTING/DINING ROOM WITH ATTRACTIVE LOG BURNING FIRE
- LANDSCAPED SOUTH FACING REAR GARDEN WITH EXTENSIVE FENCING MAKING IT FEEL VERY PRIVATE
- DETACHED GARAGE - POTENTIAL FOR CONVERSION
- OFF STREET PARKING FOR FOUR VEHICLES
- PERFECT LOCATON FOR CUTTLEBROOK NATURE RESERVE & PHOENIX TRAIL

Additional Information

- Council Tax Band - C
- EPC Rating - D
- Services - Mains electricity, water, drainage and gas fired central heating
- Tenure - Freehold



Coombe Hill Crescent

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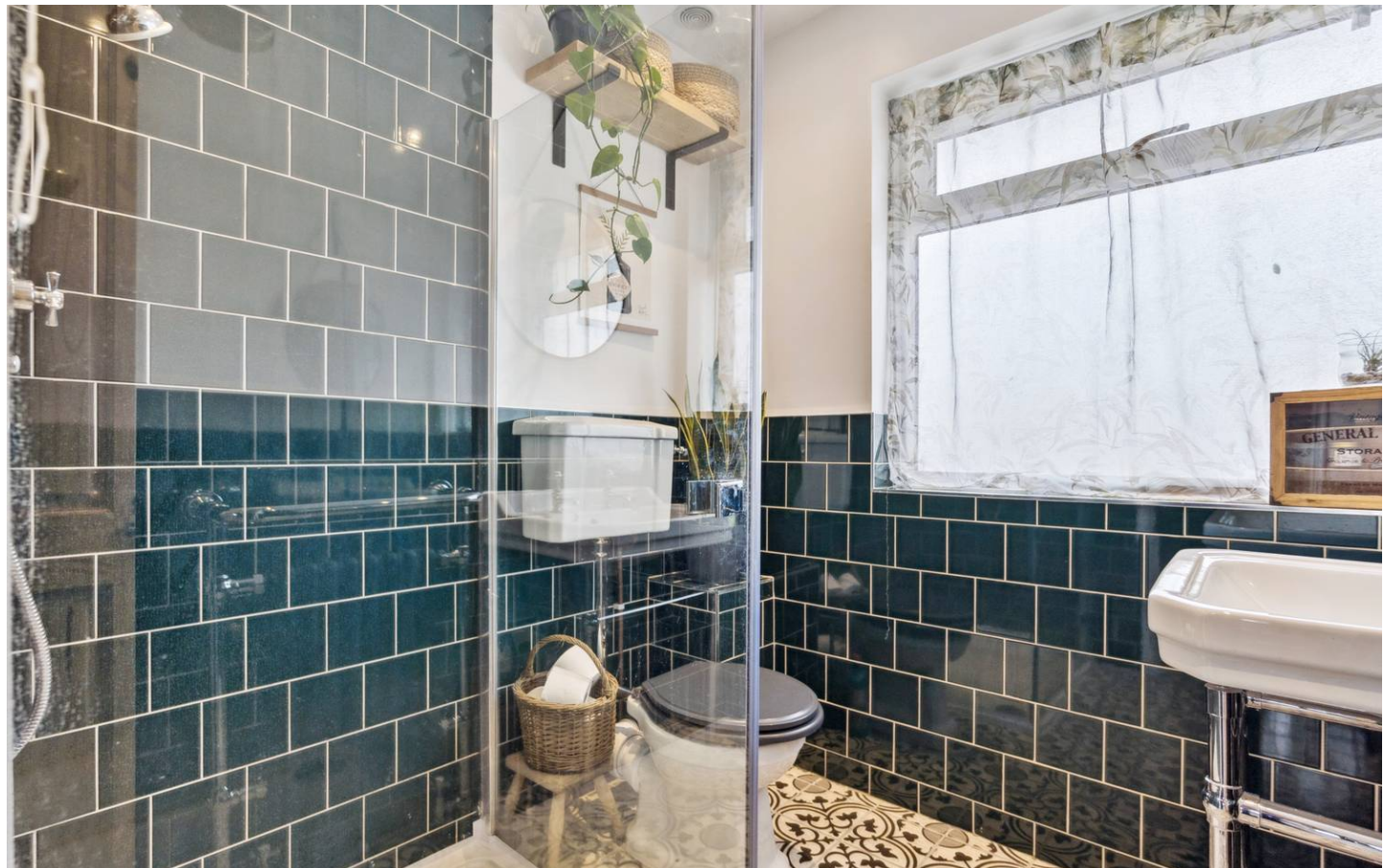
A stunning three-bedroom family home, extensively renovated throughout and presented to an exceptional standard. Ideally positioned for the High Street, with Cuttlebrook Nature Reserve and the popular Phoenix Trail close by.

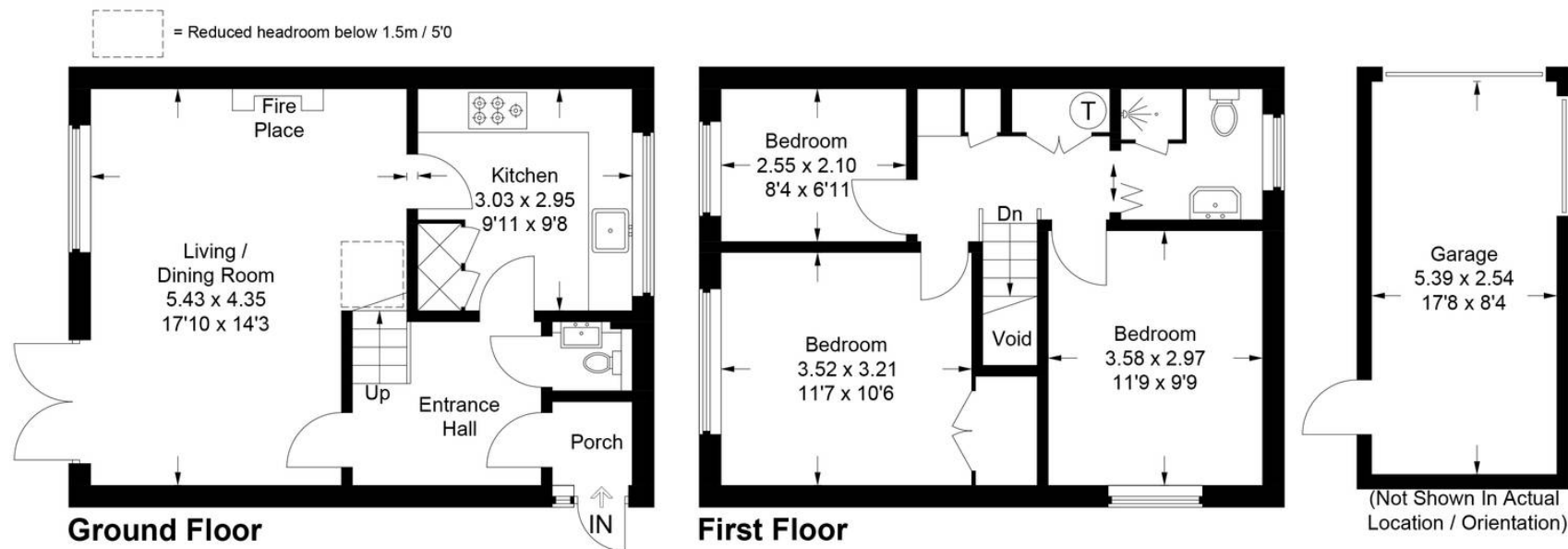
The welcoming reception hall leads to a stylish contemporary kitchen with solid oak worktops, Rangemaster cooker and butler sink. This flows into a bright and beautifully presented sitting/dining room, featuring a log-burning fire with oak mantel, stylish flooring and views over the rear garden. A re-fitted cloakroom completes the ground floor.

Upstairs are three bedrooms, including two good doubles, with the principal bedroom benefiting from built-in wardrobes, plus a versatile single currently used as a home office.

The impressive bathroom has been fully renovated in an Old English, London Heritage style, featuring a large walk-in shower, Victorian-style WC and traditional vanity unit, finished with glossy Royal Green tiles.

Outside, the block-paved driveway provides parking for up to four vehicles, while the landscaped south-facing garden offers a private and attractive entertaining space. A detached garage provides useful storage and potential for conversion into a home office or garden room, subject to permission.





67 Coombe Hill Crescent

Approximate Gross Internal Area
 Ground Floor = 41.0 sq m / 441 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 95.4 sq m / 1,026 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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