



Seven Acres, Thame - OX9 3JQ
£425,000

 **TIM RUSS**
& Company



Seven Acres

Thame

- SEMI DETACHED FAMILY HOME
- QUIET, YET CENTRAL LOCATION
- THREE BEDROOMS
- TWO BATHROOMS
- EX-TENDED SITTING ROOM
- INTEGRAL GARAGE
- VERY LARGE DRIVEWAY TO ACCOMMODATE MULTIPLE VEHICLES
- AVAILABLE CHAIN FREE
- CLEAN & TIDY. SUITABLE FOR UPDATING
- WITHIN EXCELLENT SCHOOLS CATCHMENT AREA



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Tucked away in a quiet yet central location, this semi detached family home offers great potential.

Step into the hallway that leads you into the heart of the home, where an extended sitting room provides a generous space for relaxation and family gatherings.

The three bedrooms are well-proportioned, offering flexibility for growing families or home working. The property is clean and tidy throughout, making it immediately liveable, yet also presents an opportunity for those wishing to update and add their own style.

The home sits within an excellent schools catchment area, making it a superb choice for families. Available chain free for a smooth and speedy move.

Outside, the property continues to impress. A very large driveway sweeps up to the house, providing off street parking for multiple vehicles. The integral garage offers additional storage or secure parking.

To the rear is a generous garden mainly laid to lawn, with a patio area. With its combination of space, potential and location, this home is one not to miss.

Council Tax band: D

EPC: TBC

Tenure: Freehold





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Approximate Gross Internal Area

Ground Floor = 48.8 sq m / 525 sq ft

First Floor = 37.8 sq m / 407 sq ft

Garage = 10.5 sq m / 113 sq ft

Total = 97.1 sq m / 1045 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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